



AGENDA
COMMUNITY REDEVELOPMENT AGENCY MEETING
OCTOBER 21, 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. PRESENTATIONS**
 - 4.1 COMMUNITY REDEVELOPMENT AREA - STORY MAP** — *Synopsis: Downtown District Manager Lisa Finkelstein will provide a Community Redevelopment Area [story map](#) presentation.*
 - 4.2 COMMUNITY REDEVELOPMENT AREA — PROPERTY MATRIX** — *Synopsis: Downtown District Manager Lisa Finkelstein will provide a Community Redevelopment Area property matrix presentation.*
- 5. ADJOURNMENT**

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired).

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Presentation
Community Redevelopment Area - Story Map

ITEM TYPE: Presentation

REQUESTED ACTION: [ALTERNATIVE_ACTIONS]

SYNOPSIS: Downtown District Manager Lisa Finkelstein will provide a Community Redevelopment Area [story map](#) presentation.

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Lisa Finkelstein, Downtown Manager	10/13/2025
Jeremiah Glisson, Deputy City Manager	10/13/2025
Sarah Campbell, City Manager	10/13/2025

Caroline Best

Date: October 09, 2025

Submitted By: Caroline Best, City Clerk

COMMISSION ACTION:

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Presentation
Community Redevelopment Area - Property Matrix

ITEM TYPE: Presentation

REQUESTED ACTION: [ALTERNATIVE_ACTIONS]

SYNOPSIS: Downtown District Manager Lisa Finkelstein will provide a Community Redevelopment Area property matrix presentation.

FISCAL IMPACT: N/A

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Lisa Finkelstein, Downtown Manager	10/13/2025
Jeremiah Glisson, Deputy City Manager	10/13/2025
Sarah Campbell, City Manager	10/13/2025

Caroline Best

Date: October 13, 2025

Submitted By: Caroline Best, City Clerk

COMMISSION ACTION:

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		X			
00-00-31-1760-0029-0010	IW	IW	CITY OF FERNANDINA BEACH	PARKING LOT C & D - WF Park	MUNICIPAL	123	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	SINGLE FAM	25	N 2ND							X
00-00-31-1800-0001-0230	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	SINGLE FAM	23	N 2ND							X
00-00-31-1800-0001-0240	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	SINGLE FAM	21	N 2ND							X
00-00-31-1800-0001-0250	C-3	CBD	VIITH CHARLES MANFORD JR & JAYE SPIVI	MCJUNKIN STATION	SINGLE FAM	19	N 2ND							X
00-00-31-1800-0001-0260	C-3	CBD	APLETON RUSSELL BERCHMAN & AMY ELI	MCJUNKIN STATION	SINGLE FAM	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	111	BROOME	X		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	BRAXTON FAMILY TRUST		SINGLE FAM	212	N 2ND							X
00-00-31-1800-0008-0030	C-3	CBD	JOHNSON CRAIG & ROBIN		SINGLE FAM	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
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	HARBOR VIEW	SINGLE FAM	114	S 2ND							X

COMMUNITY REDEVELOPMENT AREA (CRA) PROPERTY MATRIX									
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	COLAO IVAN & TIA	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	BRADY MARY JANE & MICHAEL	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	DONALDSON LINDA LOU	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	SHORTERUP MARY & GERALD JR	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	ROMAN PM LLC		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 Amelia River Waterfront Park Area 6 Drainage		Waterfront (Rayonier to Port)		Kimley Horn in Design		90% Design based on Original Scope. KH working on revised scope to remove northern section and revise the southern section. Passero is working on 3D rendering of seawall at Brett's,permitting by end Oct			
		123 S. Front Street		Construction		Construction underway. Updated timeline provided. T-Mobile grant for play structure received.			
		Ash Street Basin		Design		Major stormwater project upgrading the outfall pipes under Ash Street. Work to begin early 2026.			
Downtown Revitalization		Centre Street		Funding		100% Design complete. Received HDC ApprovalFeb; Funding under discussion; 2nd Street Design reviewed at 60%; proposal for remaining side street going to Commission; meeting with FPU about undergrounding utilities on 4th-6th St			
N 2nd Street-Alachua to Broome		N 2nd Street		Construction		FPU work complete;curbing complete; landscape wk 10/20; sidewalks being installed 10/13; paving set for end Oct/beg Nov; irrigation in progress			
Atlantic Seafood Sidewalk/Fencing		10 Ash Street		Construction		Securing demo quotes; to HDC 11/20			
		N. Front St. to Alachua		Complete		fence and sidewalk installation to Broome 100% complete			