



AGENDA
COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD
THURSDAY, MARCH 3, 2016
3:15 P.M.
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

1. ROLL CALL

2. REVIEW MEETING MINUTES

2.1. REVIEW AND APPROVE MEETING MINUTES OCTOBER - DECEMBER 2015 AND JANUARY-FEBRUARY 2016

Documents: [CRA Minutes 10-8-2015 .pdf](#), [CRA Minutes 11-10-2015.pdf](#), [CRA Minutes 12-3-2015.pdf](#), [CRA Minutes 1-7-2016.pdf](#), [CRA Minutes 2-4-2016.pdf](#)

2.2. DISCUSS CRA PROPERTY VALUES AND PROJECTED VALUES

Documents: [CRA Taxable Values as compared to City Total Taxable Value.png](#), [Copy of CRA_Parcels_2015.xlsx](#), [Copy of CRA_Map_2015.pdf](#)

2.3. REVIEW THE EXISTING CRA PLAN AND DISCUSS RECOMMENDATIONS FOR UPDATES

CRA Plan Link: <http://www.fbfl.us/DocumentCenter/View/5394>

2.4. ASSIGN DOCUMENT/ MATERIAL PREPARATION TASKS FOR THE APRIL CITY COMMISSION MEETING

3. BOARD BUSINESS

3.1. DISCUSS PROGRESS AND UPDATES FROM ATM ON POTENTIAL MARINA EXPANSION

4. STAFF REPORT

5. PUBLIC COMMENTS (ITEMS NOT ON THE AGENDA)

6. ADJOURN

THE NEXT REGULAR CRAAB MEETING IS THURSDAY, APRIL 7, 2016.

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 310-3115. If you are hearing or speech impaired, please contact the Florida Relay Service

by using the following number: 711.

DRAFT MINUTES - 10/8/15 CRA MEETING

A duly noticed meeting of the Community Redevelopment Area (CRA) Advisory Board was held on October 8, 2015, in the Commission Chambers at City Hall, 204 Ash Street, Fernandina Beach, FL 32034.

The Chair called the meeting to order at 3:18 p.m.

1. ROLL CALL

Present were Chair Arlene Filkoff; Members Andrew Curtin, Lou Gold, Daniel McCranie, Marla McDaniel, Anne Thomas, and Lynn Williams; and Senior Planner Kelly Gibson. City Commission Liaison Robin Lentz was absent.

2. WELCOME/ ELECTION OF OFFICERS/ APPROVAL OF MINUTES

The Board welcomed new member Anne Thomas. It was then moved, seconded and voted to elect Arlene Filkoff as Chair, Andrew Curtin as Vice Chair, and Anne Thomas as Secretary. The minutes for the August 13, 2015 meeting were reviewed and approved.

3. BOARD BUSINESS

3.1 Monthly Status Updates on 2014-2015 CRA Goals.

a. Train Noise Reduction: Mr. Curtin reported that he Rock Tenn will be experiencing a partial mill shutdown, with a layoff of as many as 165 employees. He said this would probably result in fewer trains but, otherwise, there would be no reduction in train noise.

b. Park Development: Ms. McDaniel reported that Lot B was going out to bid and then asked if the CRA could name the park. A brief discussion ensued as to how parks get named. Ms. Filkoff asked if the CRA had seen the Lot B park drawings and was told it had not. A member of the public who was at the meeting said that the current plan for Lot B may have added back some parking spaces.

c. CRA Plan Amendments: Ms. Filkoff said the Board will need to establish a process for CRA input.

d. Parking in the CRA: there was no discussion regarding parking in the CRA.

e. Encourage Development: Mr. Gold talked about creating incentives and a development package to attract developers. He reported that one owner in the CRA District has been talking to a developer. There was some discussion about finding a master developer, and it was suggested that the CRA Board engage in discussions with both Gil Langley (Amelia Island Convention & Visitors Bureau) and Laura DiBella (Nassau County Economic Development Board) to see if either could be of help. There was further discussion about moving the marina north, updating an existing feasibility study and getting the Ventura property under purchase and sale agreement subject to a cost/benefit analysis contingency. Lastly, there was some

discussion about the structural soundness of the Standard Marina Building and impediments to restoring it, including physical constraints and that the cost would be prohibitive.

f. Review Land Development Code (LDC) Language: Mr. McCranie commented that some restrictions on blocking view corridors could be lessened. He reported that the Planning Advisory Board (PAB) had been generally in favor of proposed changes, except that they wanted to see smaller, more affordable units for people who live and work full time in the area and had suggested giving extra points for units under 1,250 s.f. Ms. Gibson requested the Board vote favorably on the changes to enable her to present them to the City Commission at its November meeting. It was moved, seconded, and voted to approve the changes. The Board asked Mr. McCranie to make a presentation on behalf of the CRA Advisory Board at the next PAB meeting.

g. Specific Recommendations to the City Commission and City Manager: The Board approved the following recommendations: (a) to acquire the Ventura property; and (b) to approve the LDC changes.

3.2. 2015-2016 CRA Goals.

The following were mentioned as possible goals for 2015-2016: parks; parking; boundaries of the CRA; use mix within the CRA; the marina; property ownership of Front Street; infrastructure problems and needs, including stormwater, flooding, and grading; the railroad; and the requirement of a 50' setback from the high water mark. It was suggested that the park and marina be discussed with Joseph Springer at the next CRA meeting.

4. STAFF REPORT

Ms. Gibson then presented the Staff Report, in which she proposed a "Community Cleanup" to help with the eradication of blight, which might include notifying property owners in the CRA district that the City and designated community partner organizations would work with the owners on a one-time "special event" basis to help dispose of debris which is currently having a blighting effect on the area.

5. PUBLIC COMMENTS

The chair asked for public comments and there were none.

The meeting adjourned at 4:55 p.m.

DRAFT MINUTES - CRA MEETING 11/10/15

A duly noticed meeting of the Community Redevelopment Area (CRA) Advisory Board was held on November 10, 2015, in the Commission Chambers at City Hall, 204 Ash Street, Fernandina Beach, FL 32034.

The Chair called the meeting to order at 3:00 p.m.

1. ROLL CALL/ MINUTES

Present were Chair, Arlene Filkoff; Members Andrew Curtin, Lou Gold, Marla McDaniel, Anne Thomas, and Lynn Williams; City Commission Liaison Robin Lenz; and Community Development Department Senior Planner Kelly Gibson. Absent was Member Daniel McCranie.

The minutes of the October meeting were deferred to the December meeting.

2. BOARD BUSINESS

2.1 Flood Mitigation

Planning Board member Len Krieger circulated a diagram to illustrate potential flooding in downtown Fernandina Beach, spoke of dire consequences were there to be a combination of high tides and winds, and said that the City must do whatever needs to be done to avert the costly risk of flooding. He mentioned a shoreline survey that had been done every 30 feet along the St. John's River. Community Development Director Adrienne Burke mentioned a Washington, D.C. Potomac River study on flood mitigation measures and recommended that flood mitigation measures be addressed in the CRA. It was mentioned that although the City had done a stormwater study five years ago, that study did not include a stormwater survey. Someone mentioned that City employees John Mandrik and Rex Lester have plotted where runoff exists on a large scale map and that there is anecdotal knowledge as to the location of stormwater conduits, but it was felt that the City still needs to find out what kinds of pipes it has and where they are located. There was general agreement that a stormwater survey is needed.

A discussion ensued as to how, in the short-term, anyone looking to develop in the downtown area could simply follow FEMA guidelines, but that more would be needed for the long term. For example, west of Front Street, it may be necessary to construct bulkheads. Ms. Filkoff asked whether the City should put tax credits on the table, since the cost of constructing in a floodplain is significantly higher due to FEMA requirements that have to be met. Community Development Director Adrienne Burke said that the cost of constructing in the floodplain has not arisen as an issue.

A City representative then gave a presentation on tidewater. Someone expressed concern about the lack of check-valves on the City's stormwater pipes, to which he responded that stormwater is often confused with tidewater and that check-valves don't help with tidewater. He told the Board that there is a tide station in back of Bretts which reports every half hour what the tide level is via satellite and then he showed a number of slides, including a diagrammatical sketch of how the mean high waterline is calculated, a picture of a bulkhead in the Amelia River, and a slide with white stakes in the marsh at David Cook's property delineating where the mean high water line is located. There were also pictures of the flooding caused by a recent high tide

event along the Southeast Atlantic coast, including one showing the Amelia River flooding considerably to the west of the white stakes at the Cook property.

The conclusion of the slide presentation was that bulkheads need to be constructed north of Bretts. Ms. Burke said that the problem with bulkheads is that they cause erosion at the ends. She said the City needs to do an engineering study to determine how to mitigate the erosion problem. When Planning Board Member Mark Bennet asked whether it would be possible to build on pilings, Ms. Burke's response was that a property owner could build on pilings for a water-dependent use, but would typically have to prove that there was a pre-existing structure in the particular location. Ms. Filkoff inquired whether there exists any document laying out what an owner can and cannot do with submerged property. There followed a discussion of riparian rights, including rights of access to the center of the river channel and sightline rights. There was a consensus that if the City acquires title to the Ventura property, the City must ensure that title includes all riparian rights. Mr. Gold noted that, for a commercial property like a marina on the Ventura property, the City would also need to lease the submerged land from the State.

2.2 Railroad

The railroad was on the agenda, but discussion was deferred except to the extent of reiterating that no one present at the meeting could say with certainty whether CSX owns any part of Front Street and, if it does, what would be the ramifications of that ownership. There was a consensus that the City needs to partner with the railroad.

2.3 Design Guidelines

The CRA design guidelines have been incorporated into the Land Development Code and some were of the opinion that perhaps this should be undone. It was noted that the Historic Commission guidelines are not incorporated in the Land Development Code.

2.4 Specific Commission Recommendation

The Board approved the following recommendations to be made to the City Commission: (1) that the City initiate a flood mitigation study, including a stormwater survey; and (2) that a partnership be developed between and among the City, the railroad, the OHPA, and the mills.

It was agreed that the December meeting would cover items on the November agenda not addressed at the November meeting.

3. STAFF REPORT

In the Staff Report, Ms. Gibson told the Board that Main Streets had hired an Executive Director and that 20% of their budget would be devoted to the CRA.

4. PUBLIC COMMENT

The Chair asked if any members of the public wished to comment, and there were none.

The meeting was then adjourned.

DRAFT MINUTES -- CRA MEETING 12-3-2015

A duly noticed meeting of the Community Redevelopment Area (CRA) Advisory Board was held on December 3, 2015, in the Commission Chambers at City Hall, 204 Ash Street, Fernandina Beach, FL 32034.

The Chair called the meeting to order at 3:16 p.m.

1. ROLL CALL

Present were Chair Arlene Filkoff; Members Andrew Curtin, Lou Gold, Daniel McCranie, Marla McDaniel, Anne Thomas, and Lynn Williams; Commission Liaison Robin Lenz; and Community Development Department Senior Planner Kelly Gibson. Also in attendance were members of the public.

2. INTRODUCTION AND WELCOME

Ms. Filkoff introduced and welcomed the new City Manager, Dale Martin, and the new Main Streets Director, Jeffrey Kurtz. She provided the two gentlemen with a brief summary of the CRA and a brief history of the CRA Advisory Board from its inception to the present.

3. BOARD BUSINESS

3.1 Marina Expansion Potential

Ms. Filkoff explained that the purpose of this item of business is for the Board to gain an understanding of the potential for expansion and/or replacement of the existing marina. Mr. Williams told the Board that a consultant by the name of ATM will be updating a previous study which is now more than 15 years old.

Mr. Joseph Springer of Westrec, which manages the Marina, was asked to describe existing conditions. He said there is a siltation problem that requires dredging. He emphasized that there are no empty rentable slips -- those that appear to be vacant and rentable are actually not rentable because the water depth is too shallow as a result of siltation. The Cook property to the south of the slips, where the shrimp boats are located, has a deeper draft, as does the property to the north of the marina. Mr. Springer explained that the docks are improperly oriented east-west, which obstructs the water flow and exacerbates the siltation problem; the docks should be oriented north-south so as not to impede the scouring effect of the natural water flow. Mr. Springer went on to say that the marina has 20 mooring balls and could put up to an additional 100 mooring balls within the City limits -- and perhaps as many as 150 in total. He mentioned that the fee for a dock mooring is \$200/night, whereas the fee for a mooring ball is only \$20/night. In response to the question "how suitable is the northern area for a marina?" Mr. Springer said ATM will be evaluating this. Mr. Joseph Lewis, also with Westrec, added that additional data is needed as to how far the docks can be extended and what the siltation problems will be.

One major issue is whether the Army Corps of Engineers (ACE) will allow expired permits to be reinstated. Ms. Filkoff asked if the ATM study would provide an analysis of these permitting requirements. Mr. Williams then provided some background on the ACE permitting process.

There followed a brief discussion of the Marina's financial condition. Mr. Springer said that the Marina makes a profit of approximately \$300,000/year, but when the enterprise debt fund of (\$600,000) is applied against the profit, the result is a loss. He agreed with Ms. Filkoff's statement that the marina suffers under the weight of its existing debt service and he promised that a cost/benefit analysis would be provided to the City Commission to support each recommendation presented to them. The ATM study, which will be completed by mid to late February, will address three possibilities, which are being studied as separate projects: 1) moving the marina to the north; 2) rearranging the southern end docks; and 3) expanding the mooring field.

Mr. Lou Gold asked about encroachment on submerged state-owned land. Mr. Springer said that he had spoken with DEP people who had told him that now is the time to acquire the submerged land, and that the fee to acquire a submerged land lease would be nominal – perhaps around \$500.

3.2 Waterfront Park Area

Ms. Filkoff requested an update on Parking Lot B from Mr. Eric Bartelt, Landscape Architect for the project, who said the Parking Lot B is in the engineering phase. He said that north and south Front Streets were out of alignment at their intersection with Centre Street and that two solutions had been discussed: first, creating a roundabout, which city department heads did not favor; and second, making the streets align, which would result in the loss of four parking spaces. In response to Ms. Filkoff's question about next steps, Mr. Bartelt said that an RFP would be issued. Mr. McCranie asked if an engineer's cost estimate would be provided, and Mr. Bartelt said that he had prepared one based on earlier cost estimates prepared by an engineering firm hired by the City. Mr. McCranie stated that he felt it was important to obtain a revised engineer's assessment. The Board determined that it should make a request for an updated engineering cost estimate at the next Commission meeting.

Mr. Gold asked to see an updated copy of the plan and Mr. Bartelt said he would email it to Kelly Gibson. He reminded the Board that the 2012 plan embodies the concept that was approved, but last year the Commission decided to create a small park located solely in Parking Lot B. Implementation of the Parking Lot B plan has been delayed because it included perpendicular parking up to the railroad tracks, and since parking within 18 feet of the center line of the tracks is prohibited, revisions were required. The net loss of parking attributable to the revisions is 4 spaces – a reduction from 48 spaces to 44 spaces. Mr. Springer asked about bus circulation, and Mr. Bartelt responded that buses will go down Front Street and stop at the traffic island at Lot B. He added that there will be a landscape buffer and a fence from Centre Street to Ash Street along the west border of the tracks to prevent people from crossing over the tracks. There will also be a fence along the east side of the tracks. Ms. Filkoff asked if the fences will match. She also wondered if there is anything planned for the east side of the Depot. The Board requested coordination of the fencing. There was also some discussion about the possibility of increased usage of the boat ramp at the Marina by smaller boats and trailers, as the ramp in that location is much more protected than the one at the Pogy Plant, where the current is stronger.

Mr. Bartelt was asked if there were any more park plans and he answered that he had been working on some revisions to the original WAG plan. The Board requested an opportunity to review what he proposes as a park plan revision.

Finally, Mr. Gold inquired as to whether any thought had been given to using the parking lot at Broome Street for bus parking, and Ms. Filkoff asked Ms. Gibson to find out what city department coordinates such matters. Mr. Bartelt responded that the bus drop-off will be at the end of Ash Street.

3.3 Parking (this item was moved to the January agenda).

4. MINUTES

Mr. Gold made a motion to approve the October 8, 2015 Meeting Minutes and the Board voted unanimously to approve the Minutes.

5. DISCUSSION OF MEETING DATES

There was some discussion that the CRA had traditionally met the first Thursday after the first Commission meeting of the month and did the Board want to change that. No one indicated a desire to change the meeting. The next meeting was scheduled for January 7, 2016.

6. PUBLIC COMMENT

The Chair asked if there were any public comments. There were none. However, earlier in the meeting, Dr. Chip Ross, a member of the public, had asked if there were any plans for the waterfront that were known to members of the Board, but not disclosed. Ms. Filkoff said she was aware of some discussion regarding construction of condominiums at the waterfront. Ms. Thomas said that in her opinion that would be a terrible idea and that she was completely opposed to it. A few members of the Board expressed the opinion that "something" had to happen to move things forward. Ms. Thomas responded that it would be far better to do nothing and wait for the right thing to come along than rush ahead with the wrong project and be stuck with it for generations.

The meeting adjourned at 5:00 p.m.

DRAFT MINUTES -- CRA MEETING 1-7-2016

A duly noticed meeting of the Community Redevelopment Area (CRA) Advisory Board was held on January 7, 2016, in the Commission Chambers at City Hall, 204 Ash Street, Fernandina Beach, FL 32034.

The Chair called the meeting to order at 3:15 p.m.

1. ROLL CALL

Present were Chair Arlene Filkoff; Members Andrew Curtin, Lou Gold, Marla McDaniel, Anne Thomas, and Lynn Williams; Commission Liaison Robin Lenz; and Community Development Department Senior Planner Kelly Gibson. Absent was Member Daniel McCranie.

2. MINUTES

The minutes were deferred to a subsequent meeting.

3. BOARD BUSINESS

3.1 Potential Hotel Project

Mr. John Cotner, architect for a proposed hotel project in the CRA District, gave a presentation to the Board. He told the Board that the project is still in the due diligence phase. Several rounds of discussions have taken place with city staff regarding FAR and other zoning requirements, fire protection, retention tanks, utilities, and the like, and feedback has been very positive. Mr. Cotner said he would be meeting soon with the Historic District Commission to see if the HDC has any issues with the project. If that meeting is positive, a purchase and sale agreement will be negotiated and executed. One unusual aspect of the deal is that the seller is insisting on retaining aesthetic approval. The buyers will be developing the concept further, with color, to see if it meets with the seller's approval.

Mr. Cotner then showed plans and elevations on the screen in the Commission Chambers. The ground level of the building is devoted to parking (85 spaces) and utilitarian things like elevators and utilities. Retention tanks will be located below the ground level. The second level will have 27 hotel rooms consisting of 14' modules, an upscale kitchen, a lounge for continental breakfasts, an outdoor courtyard, and an area for condensers sitting on the garage roof. The third level will also have 27 hotel rooms, and the fourth level will have 26 hotel rooms. The total square footage of the building will be approximately 70,000 s.f.

The site is a 38,000 s.f., L-shaped parcel which wraps around the Crab Trap restaurant and is bordered by Front Street, 2nd Street, and Alachua Street. The main entrance will be on 2nd Street. The facades will be articulated, with a usable balcony for each hotel room. The property will be landscaped with palm trees, and the ground level parking will be screened with green living walls and louvered shutters. There will be a 10' wide promenade along the railroad tracks, with an attractive fence screening the tracks from pedestrians. A parapet will screen mechanical equipment on the roof. Facade materials will include brick and stucco, and there will be classical style decorative elements on the rooftop, including a gazebo.

Mr. Cotner said construction costs would be in the range of \$150-\$200/s.f., for a total cost of up to \$14 million. He said the project would be a difficult job, with no room to work and a need for auger or helical pilings and underground retention tanks. One of the Members estimated the tax increment financing revenue to be \$137,000/year with construction costs at \$160/s.f. and \$172,000/year if costs were to go as high as \$200/s.f.

Dr. Chip Ross asked whether Alachua Street would need to cross over to Front Street to make the project work, and the answer was no, although Mr. Cotner thought that would be a good idea. Commissioner Lenz asked whether the train noise would be a problem, and Mr. Cotner said that train noise is not a problem for the investors, who are willing to buy into the long term plan that the waterfront will not be an eyesore forever. He said they are not "build it and flip it" types of guys. Mr. Gold asked if there were money in the budget for the Alachua crossing and was told yes, there is \$150,000. There was some discussion about ensuring that all the fencing along the railroad tracks match or otherwise be aesthetically coordinated. Commissioner Roy Smith asked about stormwater overflow onto Alachua Street, and Mr. Cotner told him that the project is providing retention to cover what it creates.

Ms. Filkoff then asked if anyone were opposed to the project. Mr. Curtin moved that the Board support the project, Mr. Gold seconded, and the Board voted unanimously to support the proposed hotel project. Ms. Filkoff said she would attend the Historic District Commission meeting to express CRA support.

3.2 Parking

Ms. Filkoff asked whether the most current parking and traffic circulation study needs updating. Ms. Gibson said the study is updated every 7-10 years, and she thought it would need updating again in a few years. The last update was in 2009. Ms. Filkoff remarked that Fernandina seems to need parking for special events more than on a day-to-day basis, and perhaps the CRA Board should be addressing parking for special events. Ms. Gibson said that the city has been having bigger and more frequent events in recent times. Ms. Filkoff inquired as to the cost of a parking study, and Ms. Gibson said she would look into it. Commissioner Lenz spoke of requiring a parking plan for special events and mentioned that there some event organizers in the past have had an agreement with Fernandina High School to run a buses between the high school and downtown. Ms. Filkoff suggested that the most recent parking study be looked at to see what improvements could be made using existing data. Lastly, someone mentioned that the 2009 study takes into account the parking being taken away by the waterfront Advisory Group (WAG) Plan.

3.3 Coastal Flooding Study

Ms. Filkoff said the CRA Board had recommended that this study be done and asked whether any action had been taken. Commissioner Lenz said the study will be taken up at the Commission's upcoming goal setting meeting.

3.4 Parking Lot B Update

An engineering drawing (a copy of which was attached to the meeting agenda and is also attached to these minutes) was shown on the screen which included two rows of perpendicular parking spaces separated by circulation space. The driveways in and out of the lot both have curved radii. Mr. Gold asked whether truck could make such a turn. Mr. Eric Bartelt, the landscape architect, said that the radii will be gentler than shown on the plan. Some concern was expressed about backing out into Front Street, but Mr. Bartelt said the plan has been engineered and meets standards. Ms. Filkoff cautioned that the Parking Lot B reconfiguration has not had the public input that the WAG plan had. Mr. Curtin disagreed and said there had been a lot of public discussion and the reconfigured plan had been published in the newspapers. Mr. Bartelt said \$18,000 has been spent on engineering. Mr. Williams said the park is the same -- just the parking has been changed, and it was the railroad that required the parking to be pulled back from the tracks. Commissioner Smith said he wants it to come before the Commission again. Dr. Ross asked what would keep people from crossing the railroad tracks. Mr. Bartelt said fencing to the east is being coordinated with the Depot and the Hampton Inn, and to the west there will be a fence and plantings. He added that pulling the parking back from the railroad tracks has allowed for a walkway, in addition to trees and other landscaping. Ms. Thomas moved approval for the Parking Lot B plan, Mr. Curtin seconded, and it was unanimously approved.

3.5 Walking Tour of CRA

There was a consensus that the walking tour should take place in better weather -- perhaps March. It was agreed that the new Main Streets Executive Director should be invited.

4. SUMMATION

Ms. Filkoff said the Board had addressed all the issues that had been raised, and that going forward, it would be necessary to revisit the CRA Plan to see what needs to be changed. She asked whether members would want to have a special session to discuss what is known about the CRA. Mr. Williams mentioned that Rob Semmes is doing a feasibility study for the Ventura property and could speak to the Board about that and that it would be good to review Army Corps of Engineers (ACE) and DEP requirements. It was agreed to ask Mr. Semmes to speak to the Board. In addition, Ms. Gibson will put together something on Land Development Code (LDC) requirements for waterfront lots.

There followed some discussion about the ownership of Front Street. It was agreed to invite City Attorney Tammi Bach to the next meeting to discuss what can and should be done regarding the railroad and the opening of Alachua Street.

Ms. Filkoff said she would include the following in her report to the Commission: 1) an endorsement by the CRA Board of the proposed hotel project; and 2) approval by the CRA Board of the 60% plan for Parking Lot B. Ms. Gibson was asked to undertake the following assignments: 1) to look at the 2009 parking study to see how it can be updated; and 2) to communicate to the Board the LDC requirements for waterfront lots.

The meeting was adjourned at 5:24 p.m.

DRAFT MINUTES -- CRA MEETING 2/4/16

A duly noticed meeting of the Community Redevelopment Area (CRA) Advisory Board was held on February 4, 2016, in the Commission Chambers at City Hall, 204 Ash Street, Fernandina Beach, FL 32034.

The Chair called the meeting to order at 3:18 p.m.

1. ROLL CALL

Present were Chair Arlene Filkoff; Members Andrew Curtin, Lou Gold, Marla McDaniel, Anne Thomas, and Lynn Williams; City Commission Liaison Robin Lenz; and Community Development Department Senior Planner Kelly Gibson. Absent was CRA Member Daniel McCranie.

2. UPDATE ON CITY COMMISSION

Ms. Filkoff reported that the City Commission voted 3-2 to approve bonus incentives.

3. BOARD BUSINESS

3.1. Update on Traffic Circulation and Parking Study by Rex Lester and Kelly Gibson

Ms. Filkoff asked if there were a need for a new parking study based on today's conditions vs. existing conditions of 6 or 7 years ago, and Mr. Lester said there should be a new parking study. His principal issues with respect to Lot B are handicapped spaces, a loading zone, and a bus drop-off area. Eric Bartelt, landscape architect for the current Waterfront Plan, said the Waterfront Plan had been revised to include a bus drop-off area and a loading zone. Ms. Filkoff asked whether there is enough parking to meet today's needs. Mr. Lester said there is not enough parking, but that if Alachua Street were opened to Front Street, a combination of angled parking and one-way streets could create a significant number of new parking spaces. Earlier, Mr. Lester had suggested that additional parking could also be located on the site of the Standard Marine building.

Commissioner Roy Smith commented that he thought a parking study had been done just recently and was told that this was a study focused on church-related parking and it never went anywhere as there was no interest in it. Some members of the CRA Board expressed the opinion that there is no parking shortage in the downtown area, that available parking is simply further than some people want to walk, and that store owners and their employees park in spaces that should be reserved for customers. There was some discussion as to whether a parking study would be just for the CRA District or the whole downtown area. Ms Gibson said that a previous study had been done for \$12,000 but that was in conjunction with another project which permitted cost savings, and that a whole new independent study would be in the \$20-25,000 range. Commissioner Lenz said she was sick of studies and asked if it would be possible to take existing information and reconfigure it. Further comments included Mr. Williams opinions that the hotel will exacerbate the parking issue, that a parking study should be able to be done in-house, as it is not rocket science, and that perhaps Main Streets could be involved. Mr. Gold suggested the Broome Street parking lot as a location for parking buses. Ms. Filkoff said that the City should figure out what aspects of a parking study could be done in-house and

what aspects would require an outside consultant. She also mentioned that she had previously recommended to city permitting staff that a parking plan be required as part of the application process for special events.

The discussion returned to angled parking. Mr. Bartelt said that he thought the City had decided to look into angled parking a year ago, and there was some agreement that it had, but that nothing got done. There was some talk about extending angled parking further south of Centre Street. Then the discussion turned to parking meters and how City spaces had been metered in the 1970's. When asked if new parking lot surfaces need to be pervious, Ms. Gibson said yes, they do. There was some cost/benefit discussion about pervious surfaces but, as Ms. Gibson pointed out, pervious services are required in the code. Mr. Gold noted that the parking spaces behind the courthouse and across from the Health Department are not available to the public at night.

3.2. Update on Ownership of Front Street by City Attorney Tammi Bach

Attorney Bach said that, south of Centre Street, the railroad owns the trackage area in fee simple. In the mid 1800's, a Plat of the City of Fernandina Beach was filed with and approved by the State Legislature showing city streets as "right of way". As a legal matter, the City owns its streets as "right of way" rather than in fee simple. On the Plat, the rights of way are shown as extending all the way to the platted waterway. In the 1800's, City gave the RR a 60' easement, in perpetuity, over City-owned right of way at Front Street to the north of Centre Street. When asked, Attorney Bach assured Ms. Filkoff that there is no question as to the ownership of this section of trackage. The City owns it as right of way and the RR has an easement.

Dr. Chip Ross was allowed to speak and told the Board that FDOT has the right to open and close Alachua Street and that Laura Regelado at FDOT has been in touch with Assistant City Manager Marshall McCraney regarding this matter. Ms. Filkoff reminded everyone that the City had obtained a 5-year permit to connect Alachua Street to Front Street, but the permit expired before any action was taken on it. FDOT did not approve an extension of the 5-year permit, but did approve a new permit application by the City, subject to railroad signoff. However, First Coast has resisted signing off on the new permit. Dr. Ross told the Board that FDOT has the power to make a unilateral decision regarding Alachua, in which case, First Coast would have 21 days to object and appeal and an administrative hearing would be scheduled after giving the parties some time to try to come to an agreement. In the meantime, however, the clock is running on the 5-year time period for the new permit. Attorney Bach said the City must act. Someone asked who in the City "owns" this issue, and the response was Assistant City Manager McCraney. Ms. Filkoff questioned why Dr. Ross had had to spend so much of his own time to determine that FDOT can make this decision unilaterally. Commissioner Lenz said she would take personal responsibility for pursuing this issue.

3.3. Summary of Overwatering Permitting Meeting with Rob Semmes

Regarding the waterfront property which the City currently has under purchase and sale agreement, due diligence will not be completed within the ninety day due diligence period in the P&S. It was voted to recommend to the City Commission that they request a ninety day extension at a minimum.

3.4. Coastal Flooding Study Update

Ms. Gibson said the City needs to budget for this study in the next fiscal year. The item was postponed to the next CRA meeting at which Ms. Gibson will provide an internal cost estimate. The City Manager has scheduled a workshop for the Commission on the Waterfront Plan on April 12, 2016 from 5:00-8:00 p.m.

4. NEXT MEETING

It was determined that next CRA Meeting on March 3rd will include a discussion about the "product" the CRA Advisory Board will submit to the City following its review of various CRA issues over the last six months. Ms. Lenz said the product should include a list of challenges and recommendations, and Ms. Filkoff said that, in her opinion, everything should be on the table including disbanding the CRA designation.

5. PUBLIC COMMENT

The Chair asked if there were any comments from members of the public and there were none.

At this point, the meeting was adjourned.

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CRA & Total City Property Tax Values			
			CRA Base
	2015	2014	2013
CRA Properties	10,310,757	10,600,992	10,681,864
Total City Taxable Value	1,701,543,653	1,608,354,635	1,543,492,332
CRA as a % of Total City	0.61%	0.66%	0.69%

Parcels	PIN	OWNER_NAME	USEDESC	JUSTVAL	CFLAS_TAXA	LEGL1	LEGL2	LEGL3
1	00-00-31-1760-0001-0010	CITY OF FERNANDINA BEACH	MUNICIPAL	513,003	-	LOT 1 PT OF LEASED PROPERTY	PT OF OR 476 PG 585	CENTRE ST WATER FRONT GROUP
2	00-00-31-1760-0001-0020	O'STEEN COMPANY LLP (2/3) &	VACANT IND	222,540	220,000	PT OF LOTS 1 & 2	IN OR 1197/266	WATER LOTS
3	00-00-31-1760-0002-0000	FRONT STREET GLAS LLC	WHOLESALE	235,761	235,761	PT OF LOT 2 & S100 FT OF LOT 3	IN OR 1193/1703	WATER LOTS
4	00-00-31-1760-0003-0000	FRONT STREET PROPERTY LLC	WAREHOUSE-	146,108	146,108	N130 FT OF LOT 3 &	S50 FT OF LOT 4	PT OR 1916/391
5	00-00-31-1760-0004-0000	KAVANAUGH ANNE B	V IN W/XFO	135,304	135,304	N180 FT OF LOT 4	IN OR 1558/1622	WATER LOTS
6	00-00-31-1760-0005-0010	GOLDMAN LOUIS E JR & SUSAN W	VACANT IND	35,640	35,640	LOT S55 FT OF N80 FT OF LOT 5	IN OR 1221/152	ESMT OR 351/464
7	00-00-31-1760-0005-0020	LEIBMAN MARILYN C	WHOLESALE	131,664	131,664	LOT S'LY 150 FT OF 5	IN OR 788/1368	WATER LOTS
8	00-00-31-1760-0006-0000	NASSAU DISTRIBUTION COMPANY	WHOLESALE	393,155	297,757	N25 FT OF LOT 5 & ALL LOT 6	PT OR 1133/285	WATER LOTS
9	00-00-31-1760-0007-0000	COOK ALFRED B III &	PACKING PL	624,365	624,365	N50 FT OF LOT 7 & LOT 8	LESS SAL R/W	IN OR 1286/604 & OR 1763/774
10	00-00-31-1760-0007-0020	OCEAN HIGHWAY & PORT AUTHORITY	COUNTY	203,192	-	S 180 FT OF WATER LOT 7	PT OR 586/611	EX S 30' OF LOT 7 (S-3)
11	00-00-31-1760-0007-0030	NASSAU DISTRIBUTION COMPANY	V IN W/XFO	37,295	37,295	S30 FT OF LOT 7 (S-3)	PT OR 1133/285	WATER LOTS
12	00-00-31-1760-0025-0000	CITY OF FERNANDINA BEACH	MUNICIPAL	2,723,071	-	LOT 25 (LESS 10 FT ON E BNDRY)	LOTS 26 27 28(EX 1L 2L 3L & 4L	LEASED PROPERTY) OR 476 PG 585
13	00-00-31-1760-0025-001L	CITY OF FERNANDINA BEACH	LEASEHOLD	457,322	457,322	PT OF WATER LOT 25 S-1L	UNR LEASE DATED 1-1-1997	BRETT'S WATERWAY CAFE
14	00-00-31-1760-0025-002L	CITY OF FERNANDINA BEACH	MUNICIPAL	20,601	-	PT OF WATER LOT 25 S-2L	FNDA BCH WATER LOTS SUB UNR	
15	00-00-31-1760-0025-003L	CITY OF FERNANDINA BEACH	LEASEHOLD	78,308	78,308	PT OF WATER LOTS 28 & 29 S-3L	UNR LEASE DATED 5-6-2008	ATL SEAFOOD
16	00-00-31-1760-0025-004L	CITY OF FERNANDINA BEACH	LEASEHOLD	18,426	-	PT OF WATER LOT 1 S-4L	UNR LEASE DATED 11-6-2007	AMELIA RIVER EXCURSIONS
17	00-00-31-1760-0029-0010	CITY OF FERNANDINA BEACH	MUNICIPAL	452,872	-	LOTS 29 30 & PT OF 31	WATER LOTS	OR 476/585
18	00-00-31-1760-0031-0020	CITY OF FERNANDINA BEACH	MUNICIPAL	990,795	-	PT OF LOTS 31 & 34 &	ALL LOTS 32 & 33	IN OR 772/1200
19	00-00-31-1760-0034-0000	AMELIA ISLAND DEVELOPMENT	VACANT IND	212,814	181,806	PT LOTS 34 & 35 OR 1718/1382 &	LOT 36 (EX PT THAT LIES EAST &	WEST & ADJOINS THE PIERHEAD &
20	00-00-31-1760-0037-0010	COOK DAVID EMMETT JR	VACANT IND	1,000	1,000	PT OF W FRONT STREET (37-1)	IN OR 1743/484	CITY OF FERNANDINA BEACH
21	00-00-31-1760-0037-0020	BOARD OF TRUSTEES OF INTERNAL	STATE VAC	131,760	-	PT OF LOTS 37 & 38 (S-2)	IN OR 1782/197	WATER LOTS
22	00-00-31-1760-0039-0000	COOK DAVID E JR TRUSTEE	V IN W/XFO	127,020	127,020	LOTS 37,38,39,40, &	PT OF LOT 41	IN OR 1706/1465
23	00-00-31-1800-0001-0050	RTJC PROPERTIES LLC	RESTAURANT	483,292	483,292	BLOCK 1 LOTS 5 6 7	IN OR 1775/1211	UTILITY ESMT IN OR 857/248
24	00-00-31-1800-0001-0080	GOODSELL NASSAU LLC	VAC W/XFOB	53,567	53,567	BLOCK 1 LOT 8	PT OR 1526/368	CITY OF FDNA BEACH
25	00-00-31-1800-0001-0090	GOODSELL NASSAU LLC	STORE/OFFI	554,381	554,381	BLOCK 1 LOTS 9 TO 13 22 TO 25	PT OR 1526/368	CITY OF FDNA BEACH
26	00-00-31-1800-0001-0140	GOODSELL NASSAU LLC	WAREHOUSE-	158,190	158,190	BLOCK 1 LOTS 14 15 & 16	PT OR 1526/368	CITY OF FDNA BEACH
27	00-00-31-1800-0001-0170	CITY OF FERNANDINA BEACH	MUNICIPAL	26,947	-	BLOCK 1 LOT 17	EX S-1	CITY OF FDNA BEACH
28	00-00-31-1800-0001-0171	GOODSELL NASSAU LLC	VACANT COM	26,250	15,882	BLOCK 1 S-1 OF LOT 17	IN OR 1725/623	CITY OF FDNA BEACH
29	00-00-31-1800-0001-0180	RICHARD'S OF WAYCROSS	RESTAURANT	520,495	520,495	BLOCK 1 LOTS 18 THRU 21	IN OR 729/1119	CITY OF FDNA BEACH
30	00-00-31-1800-0001-0260	GOODSELL NASSAU LLC	V C W/XFOB	52,759	52,759	BLOCK 1 LOT 26	PT OR 1526/368	PT OR 740/333-334
31	00-00-31-1800-0002-0010	FRONT STREET PROPERTY LLC	STORE/OFFI	1,640,786	1,640,786	BLOCK 2 LOTS 1 THRU 34	PT OR 1916/391	CITY OF FDNA BEACH
32	00-00-31-1800-0003-0010	FLORIDA PETROLEUM CORPORATION	WHOLESALE	447,779	447,779	BLOCK 3 LOTS 1 THRU 8 33 & 34	PT OR 429 PG 449	CITY OF FDNA BEACH
33	00-00-31-1800-0003-0290	OCEAN HIGHWAY & PORT AUTHORITY	VAC GOVERN	12,250	-	BLOCK 3 LOT 29	IN OR 977/892	CITY OF FDNA BEACH
34	00-00-31-1800-0003-0300	DOUGLASS JOHN WESLEY II	WAREHOUSE-	108,991	108,991	BLOCK 3 LOT 30 31 32	IN OR 1972/147	CITY OF FDNA BEACH
35	00-00-31-1800-0008-0010	CLAYTON JAMES S (3/4%) &	VACANT IND	35,000	35,000	BLOCK 8 LOT 1	PT OR 1104/446 & OR 1172/1741	CITY OF FDNA BEACH
36	00-00-31-1800-0008-0020	LEIBMAN MARILYN C	VACANT IND	40,057	40,057	BLOCK 8 LOTS 2 THRU 4	IN OR 932/135	CITY OF FDNA BEACH
37	00-00-31-1800-0008-0050	MCCRANIE DANIEL I TRUSTEE	VACANT	26,705	26,705	BLOCK 8 LOTS 5 & 6	IN OR 1701/1505	CITY OF FDNA BEACH
38	00-00-31-1800-0008-0070	MCCRANIE SUSAN COURTNEY	VACANT	13,352	13,352	BLOCK 8 LOT 7	PT OR 1256/722 & PT OR 1818/608	CITY OF FDNA BEACH
39	00-00-31-1800-0008-0080	MCCRANIE SUSAN COURTNEY	MULTI-FAMI	131,632	131,632	BLOCK 8 LOTS 8 & 9	PT OR 1256/722 & PT OR 1818/608	CITY OF FDNA BEACH
40	00-00-31-1800-0008-0101	HAMBROCK LUDGER	RESTAURANT	176,200	176,200	BLOCK 8 LOT N1/2 OF 10 TO 14	PT OR 1707/429	CITY OF FDNA BEACH
41	00-00-31-1800-0008-0102	HAMBROCK LUDGER	WAREHOUSE-	117,049	117,049	BLOCK 8 LOT S1/2 OF 10 TO 14	PT OR 1707/429	CITY OF FDNA BEACH
42	00-00-31-1800-0008-0310	CLAYTON KERSTIN (3/16%) &	SINGLE FAM	164,855	127,373	BLOCK 8 LOTS 31 & 32 &	N1/2 OF LOT 30 (EX E7 FT)	PT OR 1172/1741 & OR 1104/446
43	00-00-31-1800-0008-0330	INGEBRIGTSEN CATHERINE	SINGLE FAM	42,926	42,926	BLOCK 8 LOT 33	IN OR 1389/290	CITY OF FDNA BEACH
44	00-00-31-1800-0008-0340	CLAYTON JAMES S (3/4%) &	VACANT IND	35,000	35,000	BLOCK 8 LOT 34	PT OR 1104/446 & OR 1172/1741	CITY OF FDNA BEACH

45	00-00-31-1800-0009-0010	ALACHUA LAND & CATTLE LLC	STORES, 1	363,242	363,242	BLOCK 9 LOTS 1 29 THRU 34	IN OR 1698/108	CITY OF FDNA BEACH
46	00-00-31-1800-0009-0020	CREWS BEVERLY FREEMAN &	SINGLE FAM	218,095	218,095	BLOCK 9 LOTS 2 3 4 5	IN OR 1920/441 & OR 1920/1291	CITY OF FDNA BEACH
47	00-00-31-1800-0009-0060	CASTILIAN PROPERTIES INC	STORE/OFFI	153,846	153,846	BLOCK 9 LOTS 6 & 7	IN OR 1030/1505	CITY OF FDNA BEACH
48	00-00-31-1800-0009-0080	CITY OF FERNANDINA BEACH	VAC GOVERN	213,640	-	BLOCK 9 LOTS 8 THRU 14	IN OR 818/1329	CITY OF FDNA BEACH
49	00-00-31-1800-0270-0010	CITY OF FERNANDINA BEACH	MUNICIPAL	617,895	-	BLOCK 270 LOTS 1 32 33 34	BLOCK 270 LOTS 2 N 10 FT	OF 3 LOTS 29 30 31
50	00-00-31-1800-0270-0040	NASSAU LUMBER INC	LUMBER YAR	1,041,758	1,041,758	BLOCK 270 LOTS 4 THRU 26 &	S15 FT OF LOT 3	IN OR 728 PG 916
51	00-00-31-1800-0270-0270	DONGO JULIO TRUSTEE	STORES, 1	264,195	264,195	BLOCK 270 LOTS 27 & 28	IN OR 1754/1419	CITY OF FDNA BEACH
52	00-00-31-1800-0271-0010	CITY OF FERNANDINA BEACH	MUNICIPAL	771,413	-	BLOCK 271 LOTS PT OF 1	TO 6 INC 28 TO 34 INC	OR 107 PG 717
53	00-00-31-1800-0271-0011	CITY OF FERNANDINA BEACH	MUNICIPAL	217,500	-	BLOCK 271 PT OF LOTS 1 THRU 8	IN OR 694 PG 1096	CITY OF FDNA BEACH
54	00-00-31-1800-0271-0070	NEW ENGLAND FLAG BANNER INC	LIGHT MANU	479,219	475,699	BLOCK 271 LOTS 7 8 9 & 10	E OF RR R/W LOTS 24 THRU 27	IN OR 708/523
55	00-00-31-1800-0271-0091	NEW ENGLAND FLAG & BANNER INC	VACANT IND	11,445	11,445	BLOCK 271 PT OF LOTS 9-12	(S-1)	IN OR 953/1856
56	00-00-31-1800-0271-0110	FERNANDINA LUMBER & SUPPLY CO	WAREHOUSE-	158,258	158,258	BLOCK 271 PT LOTS 11 & 12 EAST	OF SAR R/W & LOTS 22 & 23	IN OR 968/228
57	00-00-31-1800-0271-0131	JACKSON RITA	WAREHOUSE-	77,351	77,351	BLOCK 271 PT LOTS 13-21 (S-1)	& PT OF LOTS 17-19	PT OR 828/815 & OR 828/813
58	00-00-31-1800-0271-0201	DOC SS FLORIDA INVESTMENTS LLC	WAREHOUSE-	56,102	56,102	BLK 271 THAT PT OF LOTS 20	& 21 LYING N OF R R R/W	IN OR 1896/498
				17,404,438	10,310,757			

Legend



2015 CRA Parcels

