

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.