



**AGENDA
WATERFRONT ADVISORY BOARD
REGULAR MEETING
MARCH 23, 2026
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
 - 4.1 *The minutes from the February 23, 2026, regular meeting are presented for approval.*
- 5. STAFF REPORTS**
 - 5.1 **MARINA MANAGEMENT UPDATE** - *Deputy City Manager Jeremiah Glisson and Marina Manager Chris Ferguson will provide updates.*
 - 5.2 **HARBOR MASTER PLAN** - *Project Coordinator Jacob Platt will present the proposal from Moffatt & Nichol for the City's Harbor Master Plan.*
- 6. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**
- 7. NEW BUSINESS**
 - 7.1 **FRONT STREET DEVELOPMENT** - *Representatives from the property owner at Front Street adjacent to the Fernandina Harbor Marina will present plans for development.*
 - 7.2 **CRA PLAN SUPPLEMENT APPROVAL** - *The 2026 supplement to the Community Redevelopment Area (CRA) Plan is presented for approval.*
- 8. BOARD MEMBER REPORTS/COMMENTS**
- 9. NEXT MEETING DATE**
 - 9.1 *The next meeting of the Waterfront Advisory Board is scheduled for Monday, April 27, 2026, at 6:00pm.*
- 10. 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 Marina Manager.



**AGENDA
WATERFRONT ADVISORY BOARD
REGULAR MEETING
FEBRUARY 23, 2026
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Members Sharpe, Roland, Nickoloff, Purko, Cook, and Chair Schaffer were present.
Member Mills was absent.
Member Roland was seated as a voting member.

4. APPROVAL OF MINUTES

4.1 Member Roland made a motion to approve as drafted, Member Sharpe seconded, all voted in favor to approve the January 26th, 2026 meeting minutes.

5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA

6. STAFF REPORTS

6.1 **MARINA MANAGEMENT UPDATES** - Deputy City Manager Jeremiah Glisson provided an update on Marina Management. He informed the Board Members of Alliance Marinas notice of intent to terminate the management agreement with the City. The City Manager is going to recommend to the City Commission that the current staff be onboarded with the City to manage the operations. Mr. Glisson asked the Board if they would provide a recommendation to take to the City Commission at their March 3rd meeting.

Member Nickoloff asked if the current staff including the Marina Manager Chris Ferguson intended to stay with the Marina and become City Employees. Mr. Glisson confirmed that was the intent if they wished to do so.

Chair Schaffer asked what type of financial repercussions would be incurred. Mr. Glisson explained what assets belonged to the City.

Member Roland asked if the new logo that was presented at the last meeting was trademarked by Alliance. Mr. Glisson confirmed that the new logo is the City's.

Member Roland made a motion that the Board support the City managing the Marina in house, Member Nickoloff second, all members voted in favor.

Member Sharpe asked for an update on the financials related to paid parking. Mr. Glisson stated that the first week generated just over \$100k.

Chair Schaffer asked about the status of the old Marlin and Barrel building. Mr. Glisson updated the Board that there was a pending offer that will be going to the City Commission for consideration in March.

Member Sharpe inquired about the Simmons Property north of Parking Lot A. Project Coordinator Jacob Platt provide a brief update to the Board about the First Step Application that went to the Technical Review Committee. A presentation will be provided by the property owner's representative at the March meeting.

- 6.2 **MARINA MANAGER REPORT-** Marina Manager Chris Ferguson provided an update on marina operations. Mr. Ferguson provided a year-to-date update on the Marina financials, upcoming projects, and opportunities with bringing the management of the marina in house.

There was discussion about how the revenue was split between the City and Alliance.

Member Sharpe asked for management to provide an update at an upcoming meeting on what it would take to have a camera system cover the entire marina. Mr. Ferguson stated that he is part of the team working on the redevelopment of the Marina and those discussion would take place.

CWA Development was awarded the contract for G-dock and the goal is to have it completed by mid-May.

Aqua Bikes have been provided a legal notice of their delinquency and the eye sore should be removed soon.

The Fernandina Harbor Marina logos have been approved.

A new no smoking sign has been installed at the bottom of the gangway. The Boat Owners Only sign is still up.

Member Roland asked for an update on the mooring fields. Mr. Ferguson stated that the survey was complete and they are working on making the necessary repairs and adding two additional moorings bringing the total to 16.

7. NEW BUSINESS

- 7.1 **DEVELOPMENT OF WORK PLAN** – Downtown Coordinator Katie Newton introduced the subject that is outlined in their establishing resolution. She explained that there were changes in State Statute related to the CRA Plan and an upcoming supplement to the plan that would be coming back to them. Mr. Platt provided an update to the WAB on the work that the CRAAB did on the Objectives and Strategies to the Plan back in 2024.

Chair Schaffer asked that the Objective and Strategies be shared with the new WAB for the folks who had not worked on them in 2024.

The Board had discussions on what the work plan should look like. The example of a fishing pier was discussed as a potential item.

8. BOARD MEMBER REPORTS/COMMENTS

Mr. Cook asked about the interpretive signage that was discussed for the waterfront park. Ms. Newton said that is in the works with collaboration from Mainstreet and said that those would be items that the WAB could discuss.

There was discussion about the 680 pound grouper that was caught off the City docks which is still a state record.

9. NEXT MEETING DATE

- 9.1 *The next meeting of the Waterfront Advisory Board is scheduled for Monday, March 23, 2026, at 6:00pm.*

10. ADJOURNMENT

The meeting was adjourned at 7:02.

February 11, 2026

Glenn Akramoff
City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034

Subject: City of Fernandina Beach Harbor Master Plan Proposal

Dear Mr. Akramoff:

Moffatt & Nichol (M&N) is pleased to submit this proposal to provide waterfront master planning services to the City of Fernandina Beach (Client) for the redevelopment and modernization of the Harbor's waterfront. The City of Fernandina Beach Harbor Master Plan is envisioned as a multi-phase planning effort encompassing approximately one mile of waterfront along the Amelia River, extending from the Port of Fernandina Beach to properties along South Front Street. The planning area includes a mix of public and private lands, as well as in-water marine structures that support a wide range of maritime and waterfront-related activities.

Phase 1 - The study area for Phase 1 will be limited to the area shown in red in Figure 1 which consists of 9 individually owned parcels. In Phase 1, we will establish a comprehensive baseline of existing conditions, compile site data and mapping, engage key property owners and City stakeholders, and develop a range of waterfront planning alternatives for both landside parcels and in-water assets. Emphasis will be placed on strengthening physical and functional connections between waterfront areas, recreational spaces, and downtown, while also identifying preliminary implementation concepts.

Phase 2 – Phase 2 will expand to include the full Harbor waterfront with limits depicted in yellow in Figure 1. Phase 2 will build upon the Phase 1 foundation through expanded community outreach and engagement focused on shaping a shared vision for the waterfront. This phase will refine planning alternatives, confirm a preferred plan, and advance opinions of probable construction costs, a permitting roadmap, and implementation strategies to provide a clear and actionable path forward. Additional phases may be defined as needed to support future refinement and implementation.

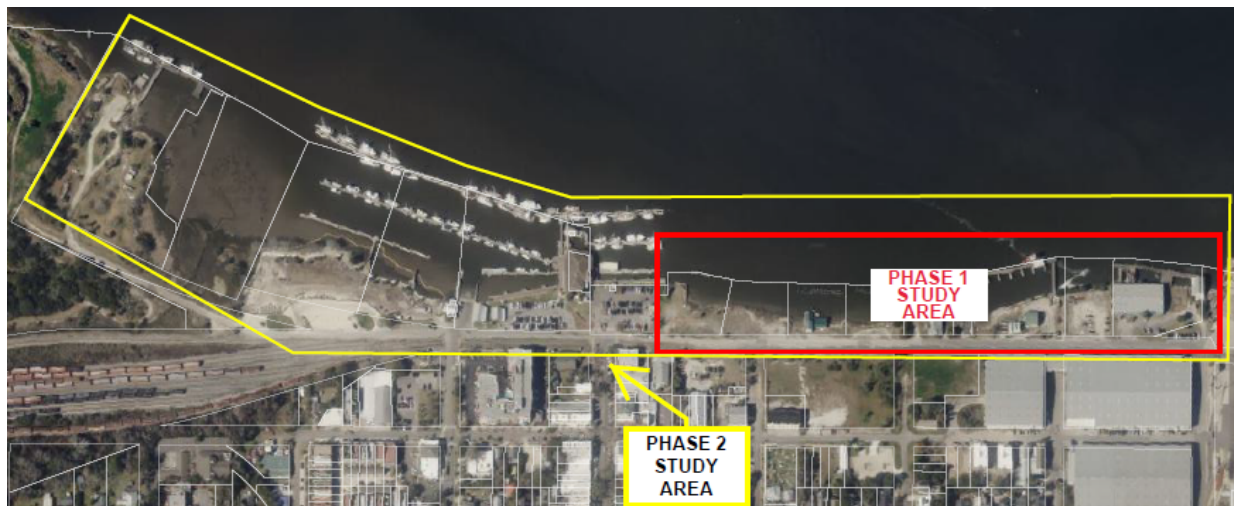


Figure 1

The following work task outlines the scope of services to be provided to the City of Fernandina Beach by M&N:

Scope of Services

Our approach for the preparation of the Harbor Master Plan for the City of Fernandina Beach (City) includes the following project phases and tasks:

Phase 1: Initial Waterfront Plan Alternatives

- Task 1 – Existing Conditions Baseline
- Task 2 – Program and Planning Framework Preparation
- Task 3 – Initial Waterfront Alternatives and Implementation Strategies

Phase 2: Waterfront Plan Refinement and Finalization¹

- Task 1 – Refined Waterfront Alternative
- Task 2 – Final Waterfront Plan Preparation

Throughout the project duration, M&N will provide the required level of project administration, oversight, accounting, technical, invoicing, and clerical support to manage the project through completion.

M&N's project management services include:

- Host a virtual project kick-off meeting and deliverables presentation meetings at the completion of each project phase.
- Hold virtual progress calls to coordinate all project work and to receive input from the City.
- Assemble and maintain the City of Fernandina Beach Harbor Master Plan CAD base and all assembled data layers. These will be made available / transferred to the Client team at any time during the project process.
- Maintain a project data room for storing and sharing documents with the City.
- Prepare all project deliverables listed below.

Phase 1: Initial Waterfront Plan Alternatives

Task 1. Existing Conditions Baseline

Task 1.1 Project Kick-Off Session

M&N will host a virtual kick-off meeting with the City. The meeting will be organized into two main topic areas: project organization and preliminary planning considerations. Project organization agenda items will cover project goals and objectives; the project timeline; team communication protocols; available site data (see Task 1.2 below); contact data for City department heads (see Task 1.3); and other topics.

Preliminary planning considerations will involve generating a deeper understanding of planning issues and opportunities for the site. M&N will work with the City to explore:

¹ Subject to authorization by the City of Fernandina Beach

- Regional and local trends and issues.
- Inventory of landowners and initial understanding of intent for their land.
- Site areas, opportunities, and constraints.
- Core requirements, value-added features, and lower-priority elements.
- Other topics to be determined in agenda preparation.

As part of this meeting, M&N will work with the City to schedule a series of virtual meetings with project stakeholders (i.e. City staff) to facilitate the data collection and begin to liaise with private property owners.

Task 1.2. Data Collection and Base Map Preparation

M&N will assemble available waterfront attributes and project data from the City and other sources.

Anticipated information for assembly includes:

- Available survey in AutoCAD and PDF format along with any additional topographical, bathymetric, parcel line, easement, and other digitized data.
- Available aerial photography of the waterfront and attribute areas, including drone or aerial oblique imagery.
- Previous plans and engineering drawings for the waterfront.
- Available condition studies for in-water facilities and other existing buildings and facilities.
- Regulations (general and special) pertaining to local land use, environmental protection, watershed protection, storm water detention, and other related data.
- Natural resource mapping for the waterfront.
- Sea level rise and resilience data.

M&N will prepare an updated set of base maps and related project information.

Task 1.3. City Department Interviews

M&N will conduct virtual interviews with City department heads to discuss waterfront areas, opportunities, and constraints issues. Interviews are expected to include the City Manager's Office, Planning & Conservation, Public Works, Utilities, and Parks & Recreation.

Task 1.4. Existing Conditions Baseline

Using the data assembled, M&N will prepare an existing conditions baseline for the project site. Assembled information shall include both narrative descriptions and site mapping. Elements shall include:

- Photo reconnaissance of the site (from Task 2).
- Base mapping showing site boundary, bathymetry, spot elevations and location of existing buildings and other features.

- Inventory of in-water facilities, buildings and other site features. This shall include, but not be limited to, in-water facilities and docks; site utilities and infrastructure; site buildings; site open spaces, parks, hardscape and softscape areas; site access and views; transportation features; and other topics.

Deliverables

- Meeting notes from project kick-off and City Department interviews.
- Existing conditions baseline and mapping for Phase 1 project limits.

Task 2. Program and Planning Framework Preparation

Task 2.1. Site Visit and Property Owner Interviews

Up to two M&N team members will travel to the City to walk the project site, confirm site conditions, and photo document site features.

As part of this site visit, M&N team members will host one-on-one or group sessions with the property owners. The City will schedule this work session, with discussions occurring onsite, at a local gathering place, or at City Hall. The intent of these discussions is to listen to property owners as to their vision for their respective parcels and the waterfront overall. Baseline mapping will be displayed so landowners can confirm elements and discuss in a tactile way their ideas.

Task 2.2. Program and Planning Framework Preparation

From the existing conditions baseline, landowner and City interviews, and other analysis, M&N will prepare several waterfront plan program scenarios that contemplate various assemblages of site uses and activities. Program scenarios will consider the mix of activities, the blending of capital and operational elements, the timing of elements, and the degree to which revenue and non-revenue generating components can be assembled to offer a sustainable waterfront moving forward.

M&N will also prepare a planning framework for the waterfront and surrounding land areas. This framework contemplates the common elements that should be consistent for all concept alternatives. The framework, along with the program scenarios, will guide the development of initial concepts under Task 3 (Initial Waterfront Concepts).

Deliverables

- Meeting notes from site visit and landowner interviews.
- Waterfront program scenarios and planning framework for Phase 1

Task 3. Initial Waterfront Alternatives and Implementation Strategies

M&N will prepare up to two (2) initial concepts for the Phase 1 waterfront that comprehensively address and respond to the program scenarios, project framework and other results of work in Tasks 1 and 2. Initial concepts will be hand drawn/rendered and prepared at a scale suitable for presentation and in sufficient detail

to address overall use and activity area relationships; project narrative/scripting of experiences; in-water activation; general building and parking footprints; open space areas; generalized utilities provision concepts; supporting visual images; and, other elements.

An evaluation matrix highlighting the qualitative and quantitative similarities and differences of each initial concept alternative will be prepared. M&N will also prepare initial ideas on alternatives implementation. The matrix, along with the concepts, will be assembled into an Initial Waterfront Alternatives and Implementation Strategies package and presentation for initial comments. The City will assemble comments and provide those to M&N for editing and updating of the Initial Waterfront Alternatives and Implementation Strategies package.

The Final package will be submitted to the City. The City shall determine if the work will be shared with landowners at the Draft or Final documentation stage or at a future date.

Deliverables

- Draft Initial Waterfront Alternatives and Implementation Strategies package.
- Final Initial Waterfront Alternatives and Implementation Strategies package.

Phase 2: Waterfront Plan Refinement and Finalization

Phase 2 of the waterfront planning process will occur upon authorization by the City of Fernandina Beach.

Task 1. Refined Waterfront Alternatives

Task 1.1. Phase 2 Existing Conditions Baseline and Programming

Using the data assembled in Phase 1, M&N will prepare an existing conditions baseline for the full Phase 2 project limits. Assembled information shall include both narrative descriptions and site mapping with similar elements to those included in the Phase 1 existing conditions baseline.

M&N will prepare several waterfront plan program scenarios for the full project limits that contemplate various assemblages of site uses and activities. M&N will also prepare a planning framework for the waterfront and surrounding land areas. This framework, along with the program scenarios, will guide the public outreach discussions and development of the Harbor Master Plan under Phase 2, Task 2.

Task 1.2. Community Work Session #1

M&N team members will foster community discussions on the future of the waterfront. This discussion will start with launch of a waterfront planning website encapsulating the work and alternatives prepared to date as well as outlining opportunities for the community to participate in person meetings and community surveys.

Approximately 30 days following the website launch, M&N will travel to the City and hold Community Work Session #1 to discuss results of Phase 1 of the Harbor Master Plan and framework for Phase 2. This community work session, entitled “Future Visions of for the City of Fernandina Beach’s Waterfront,” is designed to outline several planning visions for the harbor and elicit community feedback. Community Work Session #1 will be designed to be an interactive session—not a static presentation of results—allowing the attendees to interact with the planning team to evaluate presented alternatives and help find ways they can be improved.

Task 1.3. Refined Waterfront Alternative

From feedback generated to date, M&N will develop a refined waterfront alternative that includes Phase 1 and Phase 2. One iteration of the waterfront alternative is budgeted. Work will be migrated to AutoCAD to allow for basic area take-offs and dimensioning.

Work will include:

- Illustrative site plan (overall and district/attraction level) depicting all project elements.
- Functional layers (diagrams) graphically depicting primary project elements.
- Land and in-water infrastructure.
- Hand drawn sketches and sections through key project buildings and amenity areas.
- Planning related schedules. These will include venue carrying capacities and overall project and building by building programs.
- Project phasing considerations.
- Initial Opinion of Probable Construction Costs (OPC).

Deliverables

- Existing conditions baseline and mapping for Phase 2 project limits.
- Waterfront program scenarios and planning framework for Phase 2
- Meeting notes from community work session 1
- Final waterfront alternative

Task 2. Final Harbor Plan Preparation

Task 2.1. Draft Harbor Plan Preparation

M&N will prepare a Draft Harbor Master Plan. The Plan will include the following elements:

- Executive summary, goals, plan methodology and other introductory elements;
- Plan framework and community guidance;
- An illustrative site plan depicting all project elements (buildings, attractions, natural areas);
- Plan functional layers (diagrams) graphically depicting primary project elements;
- Project section(s) for each site depicting key zones and components;
- Supporting imagery and other visual materials to communicate the character of the development and specific site functionality;
- High resolution CGI renderings to include one overall plan view and one human eye level views (bringing the rendering total to 2).

- Schedule of areas;
- Initial order-of-magnitude project costing;
- Grant writing and financing approaches;
- Phasing plan; and,
- Implementation strategy.

The Plan will be prepared in a written and presentation format and assembled as a single document. This task will involve working through several iterations of text, graphics and other elements needed to communicate project elements and intent. The Client will be involved in the review and comment of several of these items in early and late draft stages to ensure they reflect client intent and desire. M&N will hold a Client conference call to present the Draft Plan and receive feedback. The City will assemble comments and provide those to M&N for editing and update of the Draft Plan.

Task 2.2. Community Work Session #2

M&N will travel to the City and hold Community Work Session #2 to present the Draft Harbor Master Plan. This community work session, entitled “Advancing a Vision of for the City of Fernandina Beach’s Waterfront,” is designed to present the overall draft plan and illicit feedback. Community Work Session #2 will be designed to be an interactive session—not a static presentation of results—allowing the attendees to interact with the planning team to evaluate presented alternatives and help find ways they can be improved.

Task 2.3. Final Harbor Master Plan Preparation

Following Client feedback and Community Work Session #2, M&N will prepare a Final Harbor Master Plan and submit ten (10) final copies and a single electronic version to the City of Fernandina Beach (high definition PDF and supporting digital files). M&N will present the final Harbor Master Plan to the City as part of a regularly scheduled Council meeting.

Deliverables

- Meeting notes from community work session 2
- Draft Harbor Master Plan
- Final Harbor Master Plan

Compensation

M&N will invoice the City on a percent complete basis to complete the work identified in this Scope of Services as follows:

- Phase 1. Lump Sum fee of \$50,000.
- Phase 2. If authorized by the City, M&N will prepare a budget for Phase 2 of the effort.

February 11, 2026

Any additional Services requested by the Client, shall be billed on a time and materials basis in accordance with the attached rate sheet.

Estimated Timeline for Project Completion

The following estimated timeline and billing schedule is provided for the project. A final timeline with date specific milestones will be established at or before the Project Kick-Off Meeting under Task 1. Achievement of milestones provided below assumes timely review and direction is provided by the City.

Task	Duration
Phase 1: Initial Waterfront Plan Alternatives	
Task 1 – Existing Conditions Baseline	4 Weeks
Task 2 – Program and Planning Framework Preparation	4 Weeks
Task 3 – Initial Waterfront Alternatives and Implementation Strategies	8 Weeks
Phase 2: Waterfront Plan Refinement and Finalization	
Task 1 – Refined Waterfront Alternatives	TBD
Task 2 – Final Harbor Master Plan Preparation	TBD

We look forward to working with you on this exciting project. Should you have any questions comments regarding this proposal, please contact me at 904.421.7044 or mduplantier@moffattnichol.com.

Sincerely,

MOFFATT & NICHOL



Marcel Duplantier
Project Manager



moffatt & nichol

RATE SCHEDULE FOR PROFESSIONAL SERVICES

For U.S. Southeast Region
Effective March 4, 2025, Until Revised

	<u>CLASSIFICATION</u>	<u>HOURLY RATES</u>
PROFESSIONALS	Supervisory Engineer/Scientist	\$ 312.00
	Senior Engineer/Scientist	\$ 281.00
	Engineer/Scientist III	\$ 224.00
	Engineer/Scientist II	\$ 193.00
	Engineer/Scientist I	\$ 156.00
	Staff Engineer/Scientist	\$ 136.00
TECHNICIANS	Senior Technician	\$ 188.00
	Designer	\$ 162.00
	CADD II	\$ 136.00
	CADD I	\$ 120.00
CLERICAL	Project Controls/Word Processing	\$ 125.00
	General Clerical	\$ 104.00
SPECIAL	Principal Engineer/Scientist	\$ 359.00
	Deposition & Trial Testimony	\$ 602.00

REIMBURSABLE EXPENSES (Unless Otherwise Provided in Written Agreement)

Subcontracts or Outside Services Cost + 10%

Reproductions	-In House	
	Mylar Plots (B/W)	\$ 2.60/SF
	Color Plots	\$ 4.70/SF
	Vellum Plots (B/W)	\$ 1.60/SF
	Bond Plots (B/W)	\$ 1.05/SF
	Drawing Reproduction	Cost + 10%
	Document Reproduction	\$ 0.16/sheet
Travel	-Outside Reproduction	Cost + 10%
	Company Auto	Prevailing IRS
	Rental Vehicle	Cost
	Airfare	Cost
	Meals and Lodging	Cost



45 - 35 gallon per min. minimize drops when using multiple lines

TEMPORARY TANK - STATIONARY

5,000 GALLON FUEL TANK

SPECIFICATIONS

CAPACITY (BRIM FILL)		WEIGHT EMPTY	
US GALLONS	4966	POUNDS	10,778
DIMENSIONS	L x W x H	APPROVALS	
EXTERNAL (ft)	19'3" x 7'4" x 8'3"	UL142, ULC-S601, AS1940, AS1692, AS1657	



FEATURES:

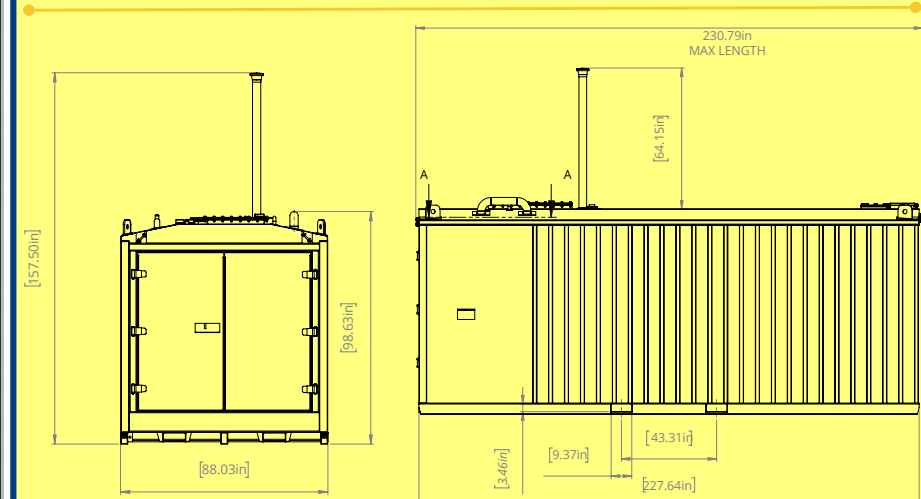
Secureable: Strong, durable secure structure with added protection from bumps, scratches and dings. Lockable full height pump cabinet secures all dispensing equipment, ports and fittings for safety and security. Self-storage ports enable continuous fueling while the cabinet is locked.

Durable: Built-in 110% containment. Built-in, weather proof secondary containment eliminates the need for berms or basins.

Forklift Pockets: Quick and easy maneuvering and mobility when empty.

Safety: Emergency venting on primary tank and secondary containment to meet UL standards, overflow protection, and secondary containment. Secondary containment, 110% arrest vent and anti-siphon valve.

Standard fittings: 3" Camlock male tanker hose fill port with dust cap and 3" ball valve, 3" free to air vent stack vent. Manway with internal access ladder. Water evacuation pipe. Dip stick.



TEMPORARY TANK - STATIONARY

17,500 GALLON FUEL TANK

SPECIFICATIONS

CAPACITY (BRIM FILL)		WEIGHT EMPTY	
US GALLONS	18,175	POUNDS	24,660
DIMENSIONS	L x W x H	APPROVALS	
EXTERNAL (ft)	40' x 8' x 9'6"	UL142, ULC-S601, AS1940, AS1692, AS1657	



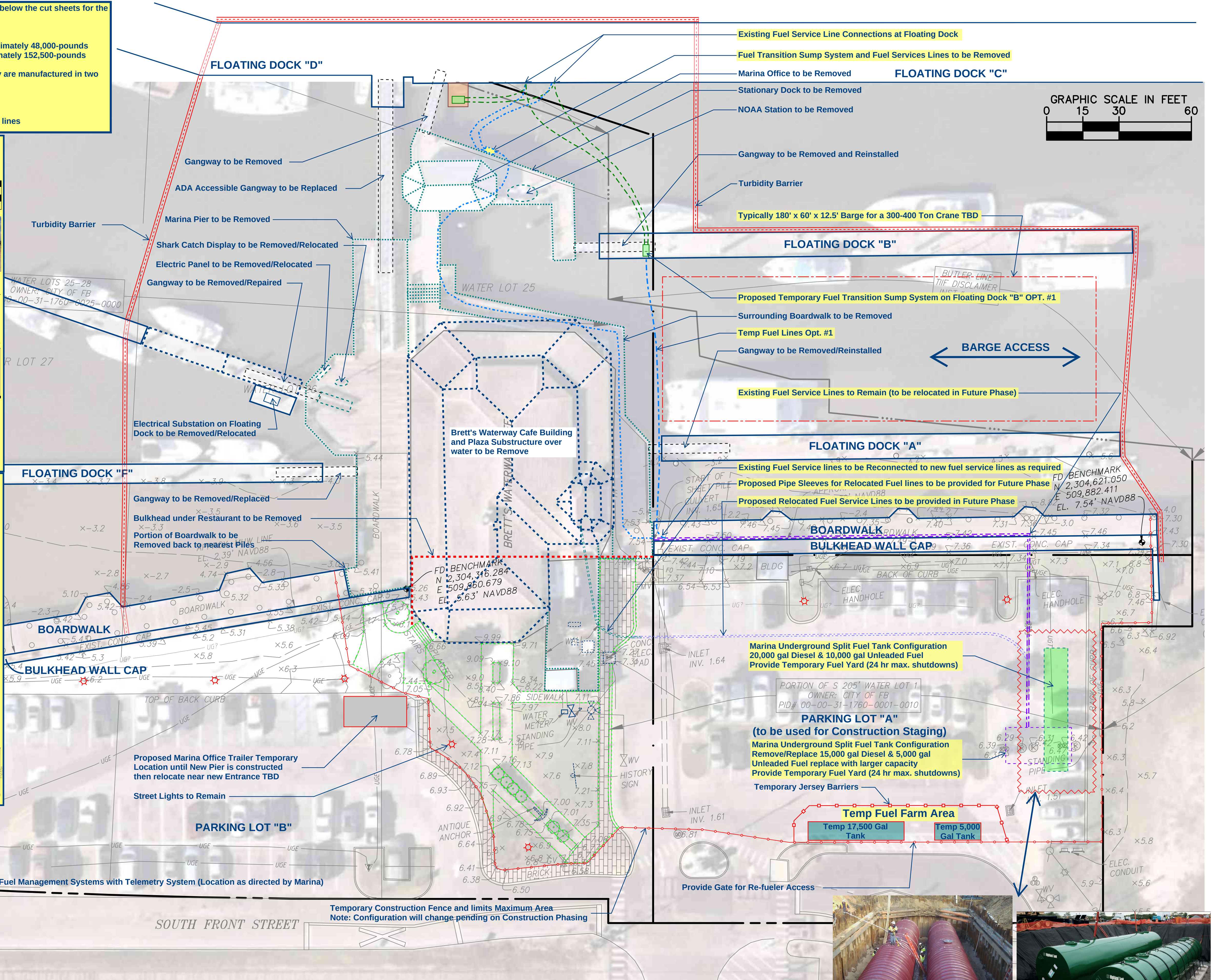
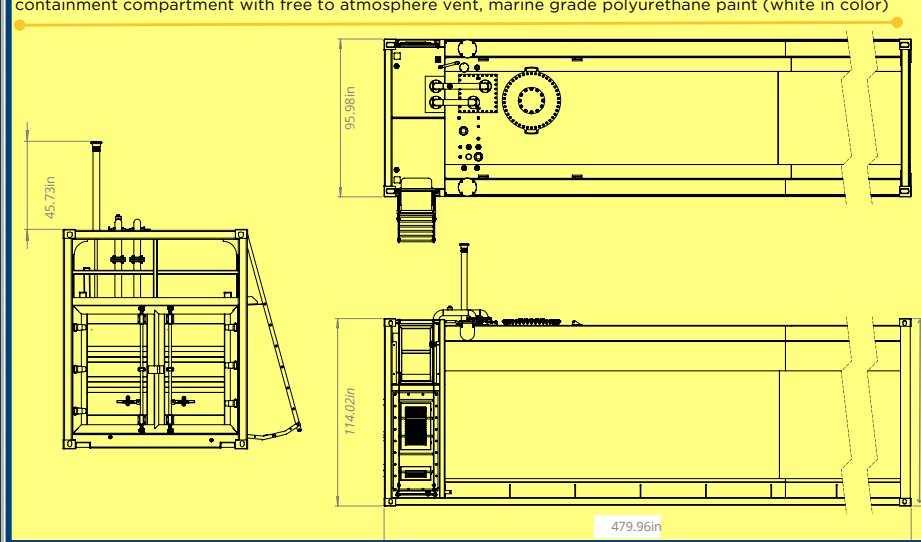
FEATURES:

Secureable: Strong, durable secure structure with added protection from bumps, scratches and dings. Lockable full height pump cabinet secures all dispensing equipment, ports and fittings for safety and security.

Double-walled: Built-in, weather proof secondary containment, eliminates the need for berms or overalls.

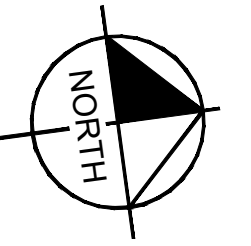
Safety: Emergency venting on primary tank and secondary containment to meet UL standards, overspill prevention valve, grounding lug, optional stage one vapor recovery, spark arrest vent and anti-siphon valve.

Standard fittings: 3" Camlock male tanker hose filler with dust cap connector, Tanker full point supported with 3" full bore, fire safe flanged ball valve and weathr style non return valve, container corner castings, statutory access manway, permanent ladder and platform, wave evacuation pipe, interstitial stage fluid dipstick,



Note: Marina is to stay operational during the entire construction duration. Any closures to be minimized and notice of closures to be 48 hours in advance.

PASSERO
architecture engineering



Prepared For:

THE CITY OF
FERNANDINA
BEACH

CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Stamp:
NOT APPROVED UNLESS ACCOMPANIED WITH
A VALID SIGNATURE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

Temporary Fueling Coordination Action Plan

Client:

**Passero Associates**

335 S. Legacy Trail, Suite B-102 (904) 757-6106
Saint Augustine, FL 32092 Fax: (904) 757-6107
Certificate of Authorization # 3428

Principal-in-Charge	A. HOLESKO
Project Manager	C. NARDONE
Civil Engineer	
Designed by	

Revisions

No.	Date	By	Description

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ADMINISTRATIVE CODE 61G15-27.001 AND FLORIDA STATUTES 471.033(1).
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Drawing Title:

Waterfront Resiliency Marina Concept

Project Location:

Fernandina Harbor
Marina

Town/City:
CITY OF FERNANDINA BEACH
County/State:
NASSAU COUNTY, FLORIDA

Project No. 99000047.0115

Drawing No.

1

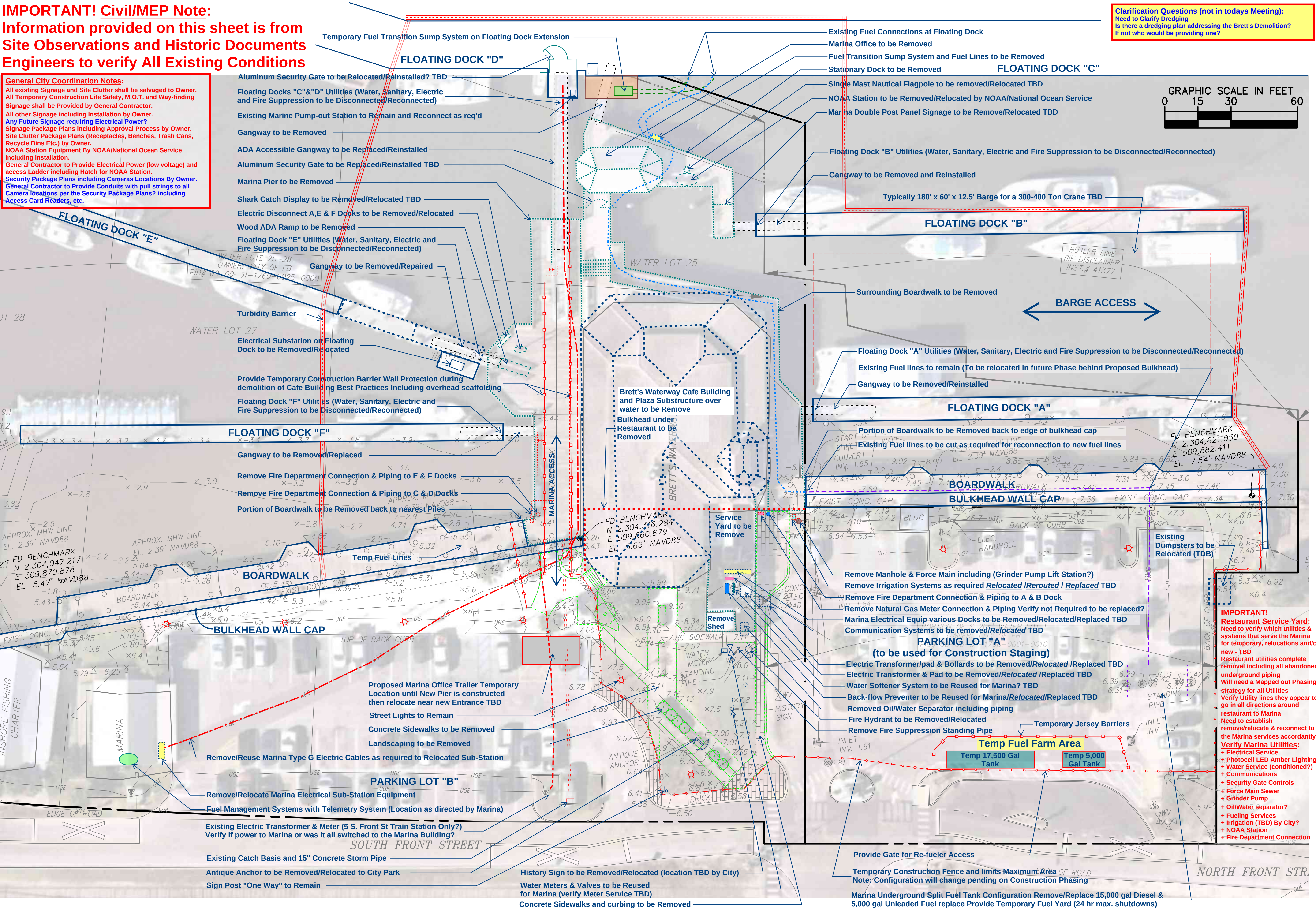
Date:

February 20, 2026

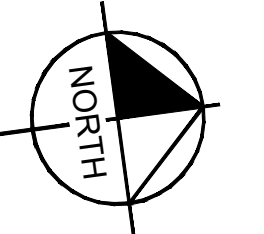
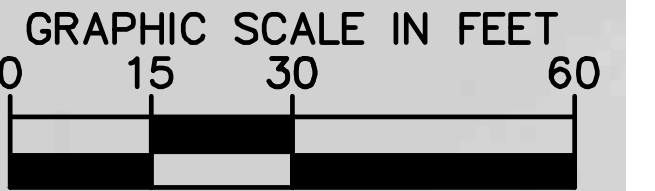
Temp Fuel Farm Demolition Site Plan

IMPORTANT! Civil/MEP Note:
Information provided on this sheet is from
Site Observations and Historic Documents
Engineers to verify All Existing Conditions

General City Coordination Notes:
All existing Signage and Site Clutter shall be salvaged to Owner.
All Temporary Construction Life Safety, M.O.T. and Way-finding Signage shall be Provided by General Contractor.
All other Signage including Installation by Owner.
Any Future Signage requiring Electrical Power?
Signage Package Plans including Approval Process by Owner.
Site Clutter Package Plans (Receptacles, Benches, Trash Cans, Recycle Bins Etc.) by Owner.
NOAA Station Equipment By NOAA/National Ocean Service Including Installation.
General Contractor to Provide Electrical Power (low voltage) and access Ladder including Hatch for NOAA Station.
Security Package Plans including Cameras Locations By Owner.
General Contractor to Provide Conduits with pull strings to all Camera locations per the Security Package Plans? including Access Card Readers, etc.



Clarification Questions (not in today's Meeting):
Need to Clarify Dredging
Is there a dredging plan addressing the Brett's Demolition?
If not who would be providing one?

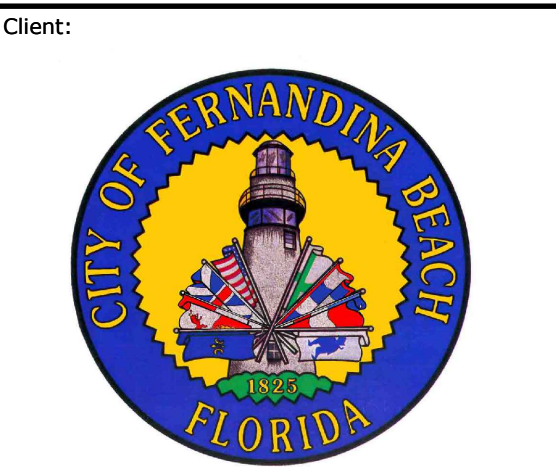


Prepared For:
THE CITY OF FERNANDINA BEACH

CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Stamp:
NOT APPROVED UNLESS ACCOMPANIED WITH
A VALID SIGNATURE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION
**Utilities Layout
Demolition
Action Plan**



Passero Associates
335 S. Legacy Trail, Suite B-102
Saint Augustine, FL 32082
Principal-in-Charge: A. HOLESKO
Project Manager: C. NARDONE
Civil Engineer: C. NARDONE
Designed by: C. NARDONE

Revisions				
No.	Date	By	Description	

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Drawing Title:

**Waterfront
Resiliency
Marina Concept**

Project Location:
**Fernandina Harbor
Marina**
Town/City:
CITY OF FERNANDINA BEACH
County/State:
NASSAU COUNTY, FLORIDA

Project No.
99000047.0115

Drawing No.
2

Date:
February 20, 2026

Demolition Site Plan

Note: Marina is to stay operational during the entire construction duration. Any closures to be minimized and notice of closures to be 48 hours in advance.

September 6, 2025 (09:11:44 EST)
2:AMELIA RIVER DEMO/1 CAL-SIM MODELS/CIVIL SITE PLAN.DWG

THE CITY OF
FERNANDINA
BEACH

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

**Structural
Coordination
Action Plan**

Revisions			
No.	Date	By	Description

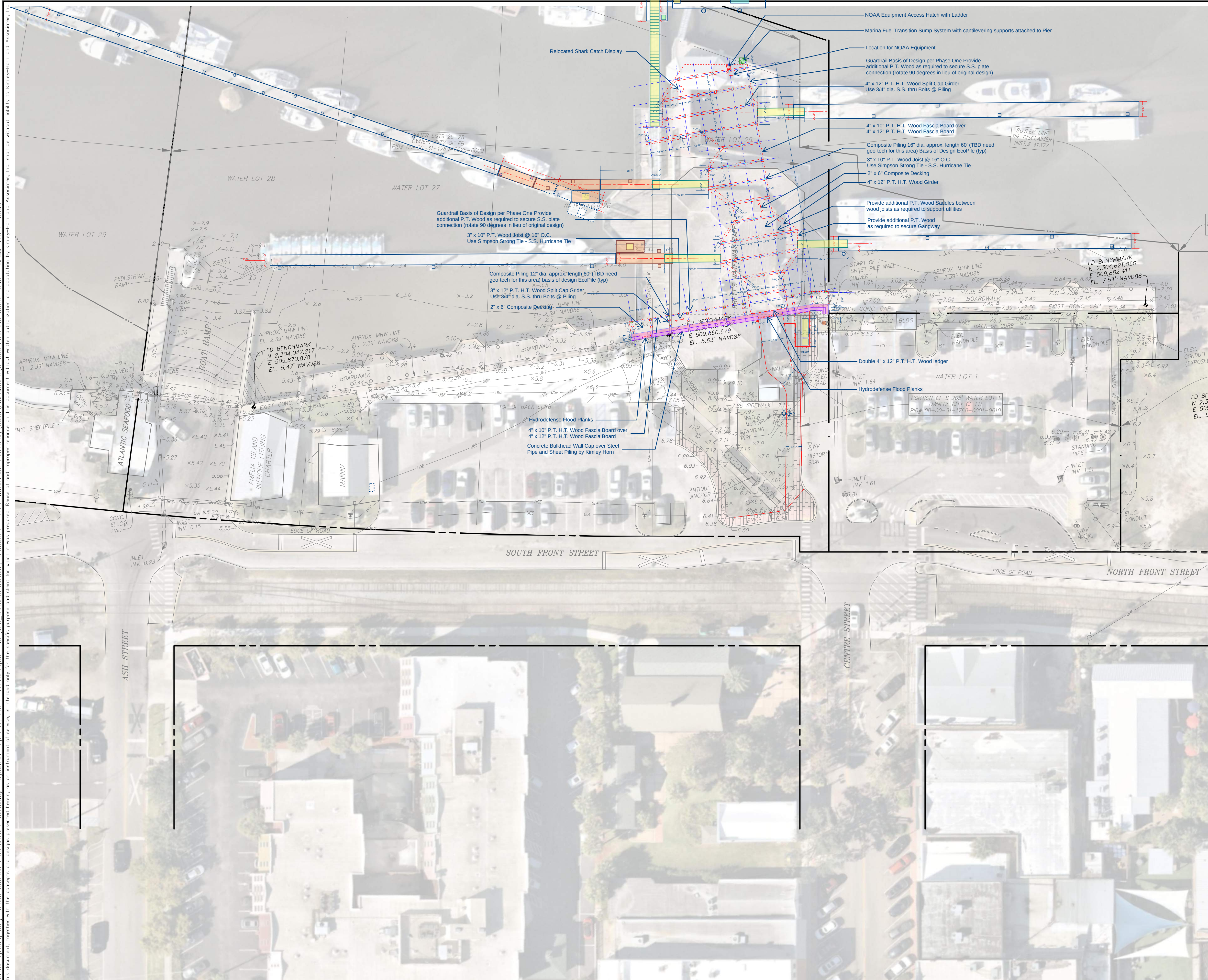
Waterfront Resiliency Marina Concept

3

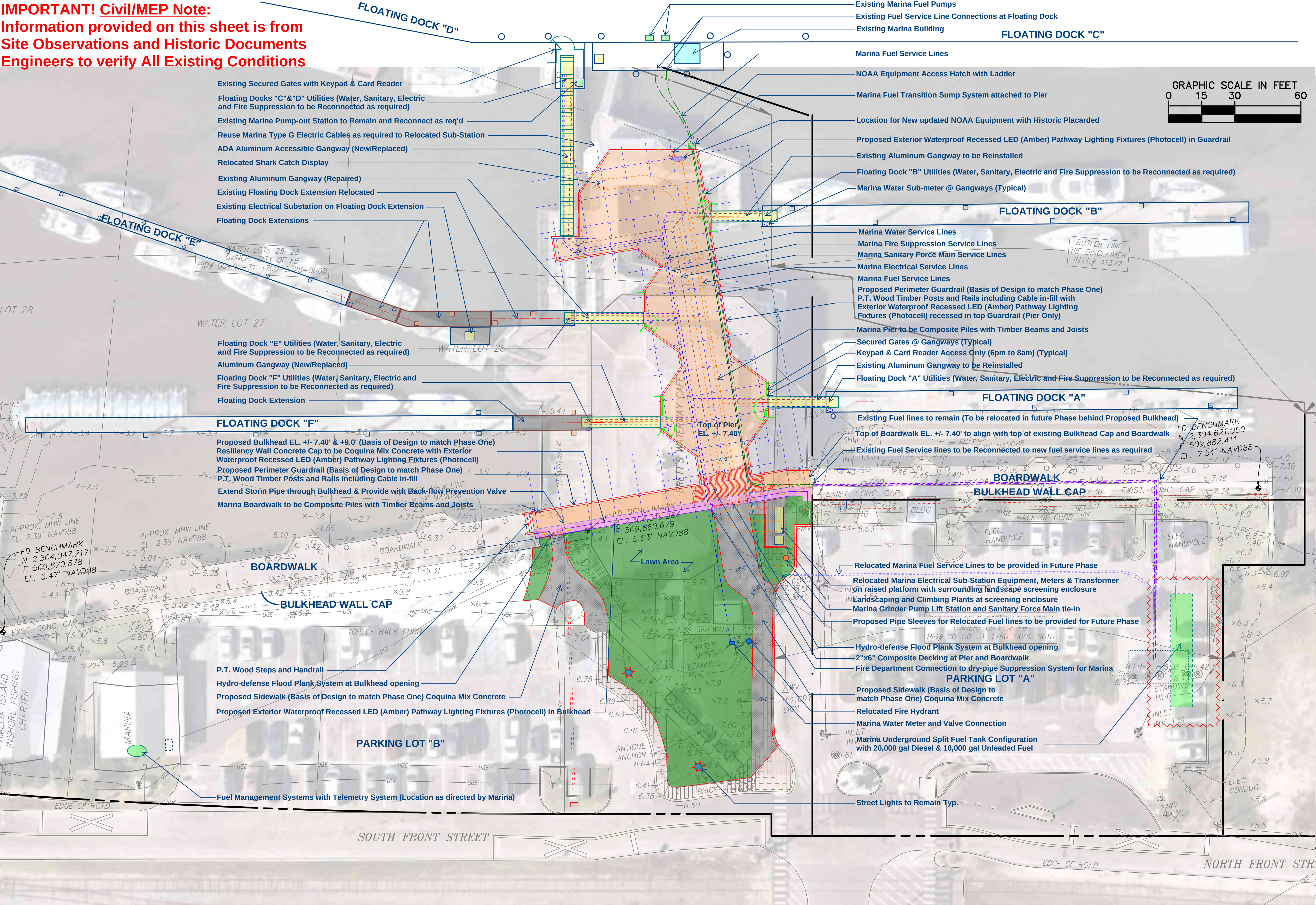
February 20, 2026

8'8" difference hgt
36' gangway = $34' - 11" + 30' - 11"$
36' gangway
32' gangway = $30' - 9" + 26' - 9"$
30' gangway = $28' - 7" + 24' - 7"$
26' gangway = $25' - 11" + 21' - 11"$

IMPORTANT!
Structural Note:
Notes provided
on this sheet are
Basis of Design
Structural
Engineer to
verify sizing, etc.



IMPORTANT! Civil/MEP Note:
Information provided on this sheet is from
Site Observations and Historic Documents
Engineers to verify All Existing Conditions



PASSERO
architecture engineering

Prepared For:
THE CITY OF FERNANDINA BEACH

CITY OF FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

Stamp:
NOT APPROVED UNLESS ACCOMPANIED WITH
A VALID SIGNATURE

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION
**Utilities Layout
Construction
Action Plan**

Client:

Passero Associates
335 S. Legacy Trail, Suite B-102
Saint Augustine, FL 32082
Principal-in-Charge
Project Manager
Civil Engineer
Designed by

(904) 757-9106
Fax (904) 757-9107
Certificate of Authorization # 3409
A. HOLESKO
C. NARDONE

Revisions			
No.	Date	By	Description

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Construction Site Plan

2026 WATERFRONT AREA REDEVELOPMENT PLAN SUPPLEMENT

PROJECT TYPE	POTENTIAL FUNDING SOURCES*	ESTIMATED COST	PROJECT DESCRIPTION	COMPREHENSIVE PLAN PRIORITIES
Harbor Master Plan	General Fund, TIF	\$50,000	The Master Plan will focus on the redevelopment and modernization of the Harbor's waterfront.	Not applicable
Fernandina Beach Marina Redevelopment (Brett's Demolition and Replacement)	TIF, Revenue Notes, General Fund, BIGP, FIND, Marina Revenues, Grants	\$10,000,000	This project involves the design, engineering, and demolition of the Brett's structure and reconfiguration of the marina pier.	A1, A6, B1, E1
Overhead to Underground Conversion of Electrical Utilities	TIF, Revenue Notes, General Fund, Loans, Grants	\$400,000	This project involves removing the overhead electrical lines.	A4, A6, C1
Seawall Design & Construction	TIF, Revenue Notes, Bonds, General Funds, Loans, Grants	\$25,000,000	This project involves the engineering and construction of a seawall along the City's waterfront, working with private property owners where required for a complete resiliency system.	A4

* All potential funding sources including TIF, proceeds of Revenue Notes or Bonds, and General Funds may be used to cash fund project costs and/or to finance, refinance or reimburse such project costs. Project costs may include, but are not limited to, engineering, design, surveying, demolition, permitting, acquisition and construction costs and all administration and indirect costs associated with each project.

OBJECTIVES & STRATEGIES

Objective 1. City Marina Facilities

The City's marina facility was identified by many members of the community as both one of the City's most significant assets and one of its primary problems. Located at the foot of Center Street, redevelopment of the marina facility and Brett's Waterway Cafe to alleviate siltation problems and associated deteriorating site conditions could offer a key opportunity for addressing blighted conditions and act as a catalyst for change in the Redevelopment Area.

Objective 5. Public Access to the Water

The Amelia River was recognized as an essential component to the City's character and history in the charrette process and in previous planning exercises. The Finding of Necessity recognizes deficiencies along the waterfront in providing safe pedestrian facilities. Redevelopment efforts shall enhance pedestrian facilities along the waterfront.

Strategy 5.5: (timeframe - on-going)

As an incentive for providing water views and/or a pedestrian connection on private lands as well as public lands, the CRA should work with landowners and appropriate government agencies to resolve riparian rights issues; ~~and, to support a rip-rap bulkhead on private lands and support resiliency improvements along publicly and privately-owned Amelia Riverfront properties.~~

