



AGENDA
COMMUNITY REDEVELOPMENT AREA ADVISORY BOARD
REGULAR MEETING
JANUARY 4, 2023
6:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES**
- 5. PUBLIC COMMENT REGARDING ITEMS NOT ON THE AGENDA**
- 6. OLD BUSINESS**
 - 6.1 ATLANTIC SEAFOOD** - Provide the Board with an update regarding ground lease negotiations.
 - 6.2 SUBCOMMITTEE RECOMMENDATIONS** - Continue discussion on waterfront greenspace versus public parking.
- 7. NEW BUSINESS**
- 8. BOARD BUSINESS**
- 9. STAFF REPORT**
 - 9.1 RFQ 23-01**
 - 9.2 CRA PROPERTY MATRIX**
 - 9.3 FRONT STREET BULKHEAD**
- 10. NEXT MEETING DATE**
- 11. ADJOURNMENT**

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the City Manager.

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Atlantic Seafood

ITEM TYPE: Old Business

REQUESTED ACTION: No action is requested at this time.

SYNOPSIS: At the December 20th City Commission meeting, resolution 2022-220 authorized the City Manager and City Attorney to negotiate a new lease for a portion of City-owned property in the vicinity of South Front Street and Ash Street.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

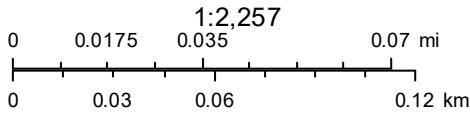
Date: December 28, 2022

Submitted By: Jacob Platt, Assistant Project Manager

COMMISSION ACTION:



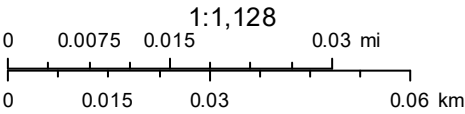
December 20, 2022



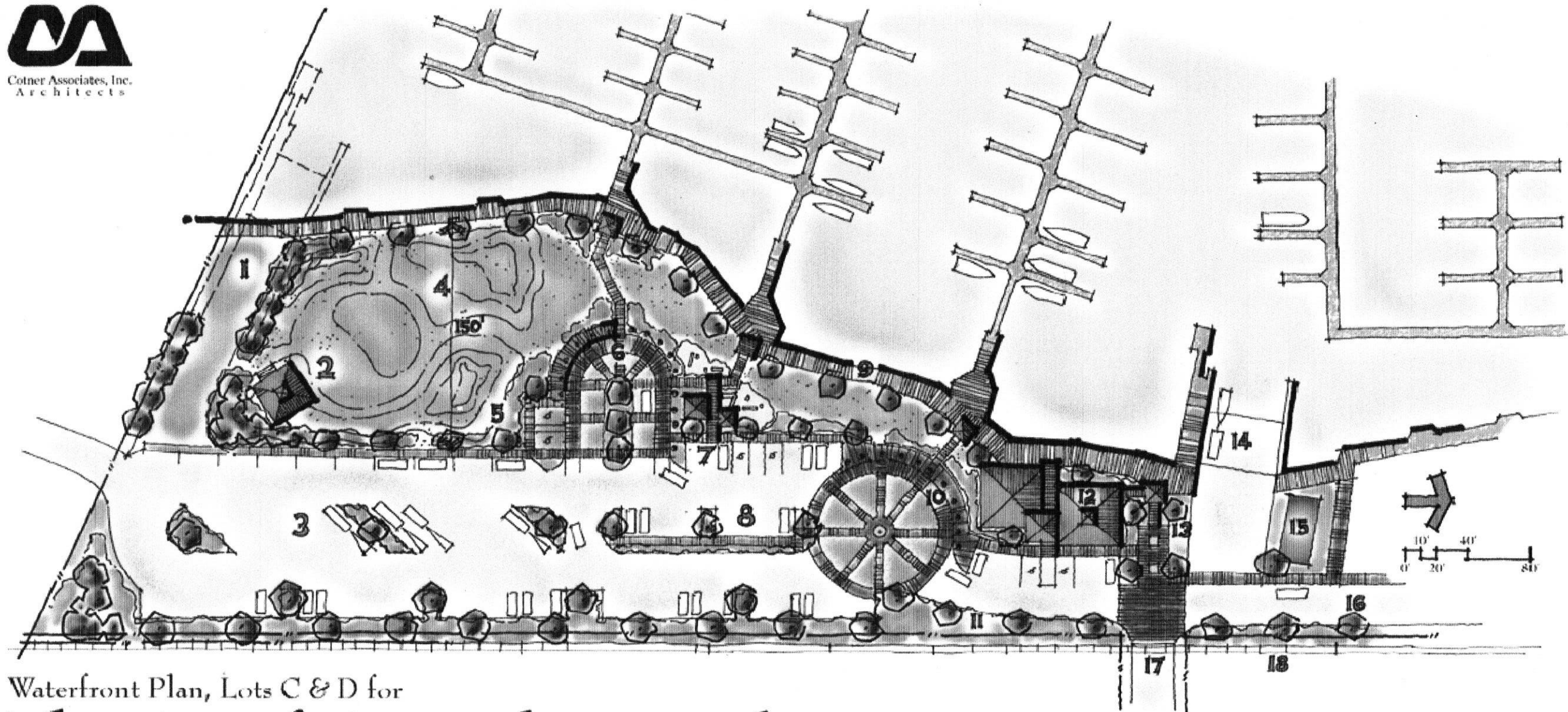
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



December 20, 2022



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Waterfront Plan, Lots C & D for The City of Fernandina Beach

- | | | |
|--|---|---|
| 1) Initial buffer with future potential for boat ramp relocation | 6) Loading zone for marina and park (pervious pavers with arbor and bollards) | 13) Ash Street Plaza (small pavilion, pavers, landscaping, and potential for statuary/fountain or the like focal) |
| 2) Initial multi-purpose pavilion | 7) Small pavilion with bathrooms, playground, and arbor | 14) Existing boat ramp (convert to open green space if southern site implemented) |
| 3) Boat trailer parking for 14 (can be utilized without reconfiguration for potential future ramp) | 8) Auto parking for 80 (6 ADA spaces) | 15) Existing bath houses/marina office |
| 4) Open multi-purpose contoured green (adequate in size to accommodate a potential future dedicated amphitheater - 150' average width) | 9) Marina/riverwalk with shelter structures at dock access points | 16) Front Street (remains in current 2 way configuration) |
| 5) Landscape berm/buffer from park to parking | 10) Loading zone for marina and retail establishment(s) (pervious pavers with bollards) | 17) Ash Street |
| | 11) Landscape buffer to railway | 18) Railway |
| | 12) Retail establishment (seafood, marina sundries, etc.) | |



(fig. 4.27) *Examples of historic Industrial Vernacular structures along Fernandina waterfront at the base of Centre Street (courtesy of Rosanna Oliver).*



(fig. 2.24) Shrimp fleet and dock facilities in the 1950's.



(fig. 2.23) Shrimp fleet moored between Centre and Alachua (structure in background still exists).



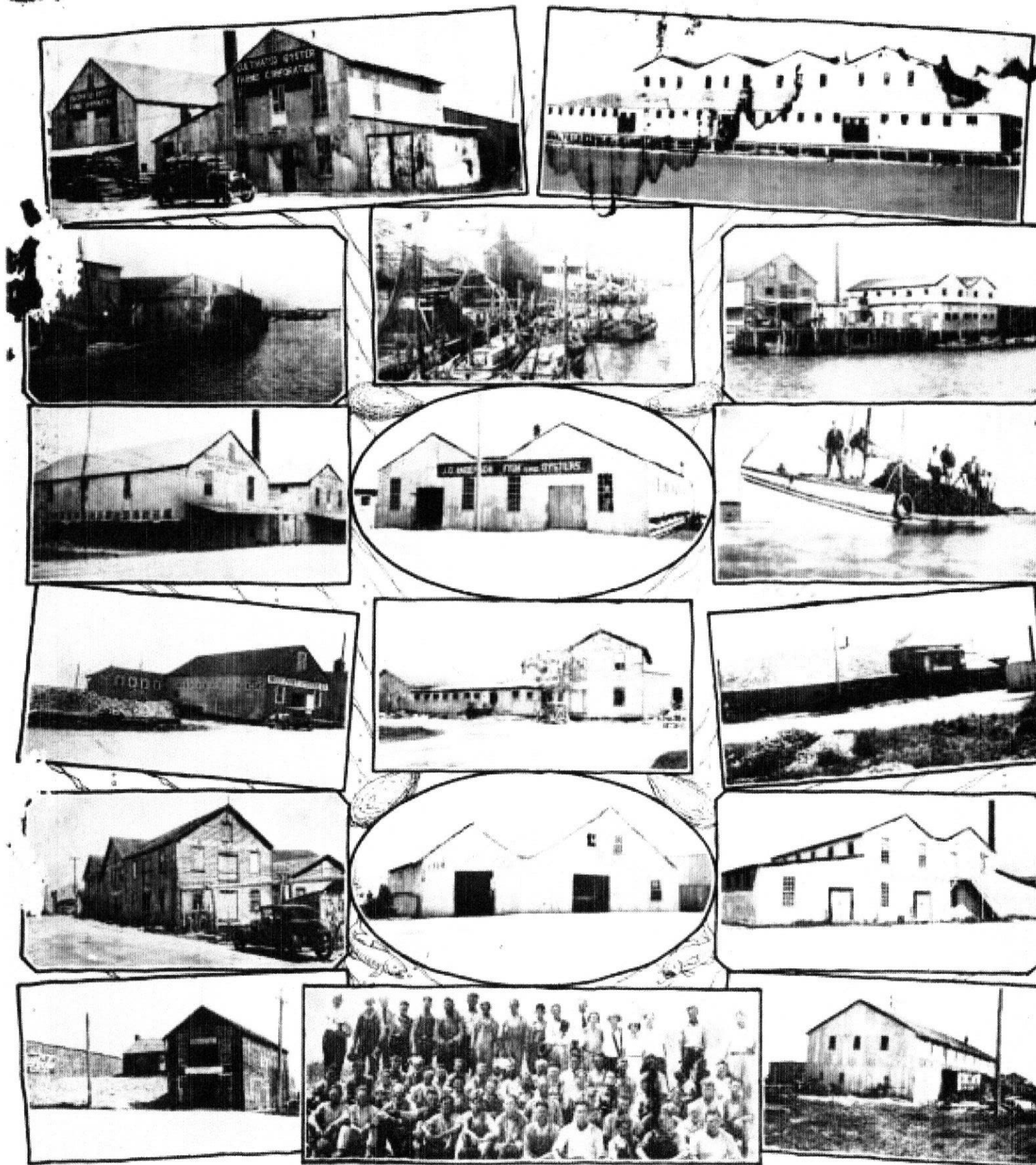
(fig. 2.22) Shrimping facilities along the waterfront, circa 1930's.



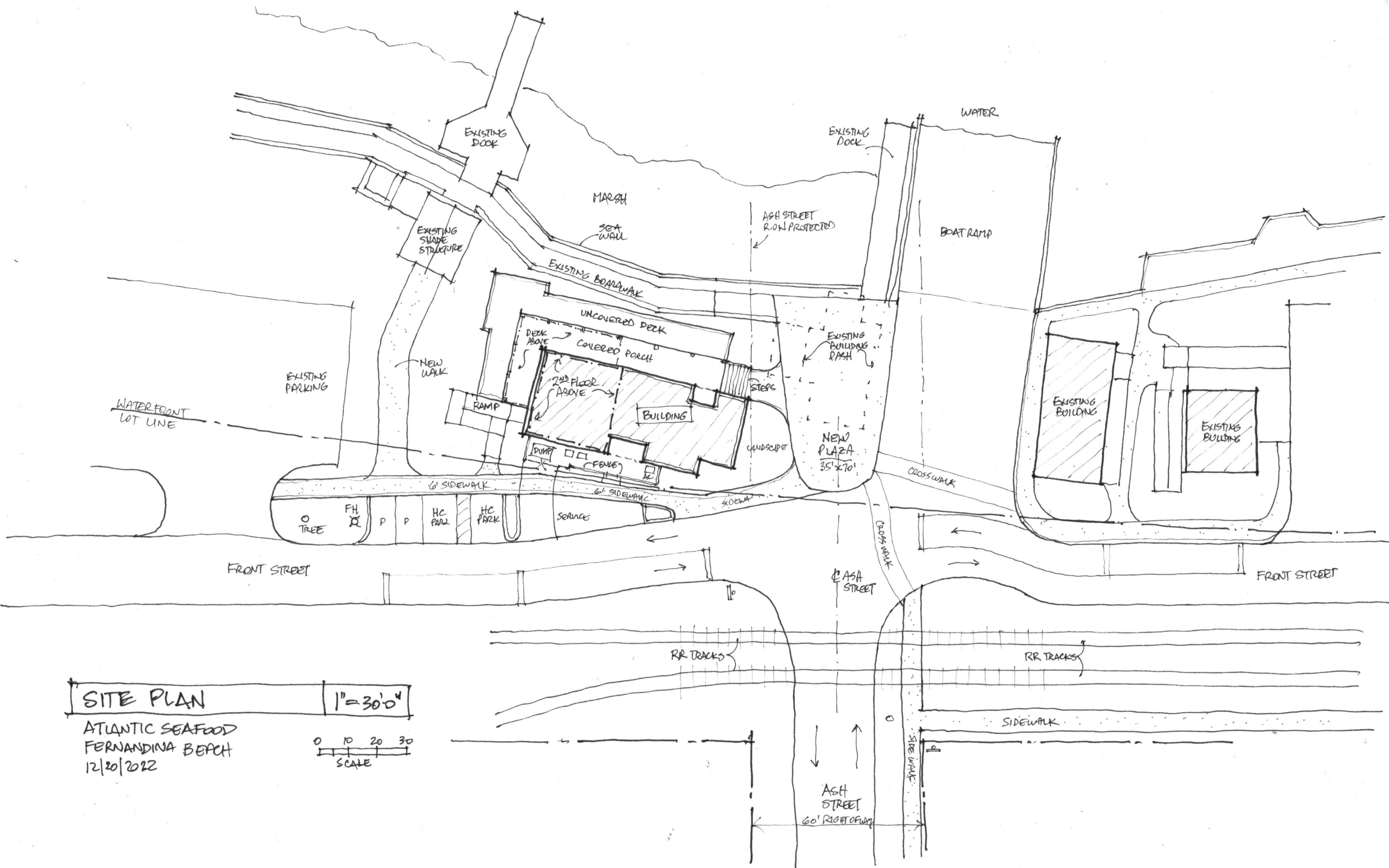
(fig. 3.14) Intersection of Alachua and Front circa 1986.



Complexity achieved by composition of simple shapes



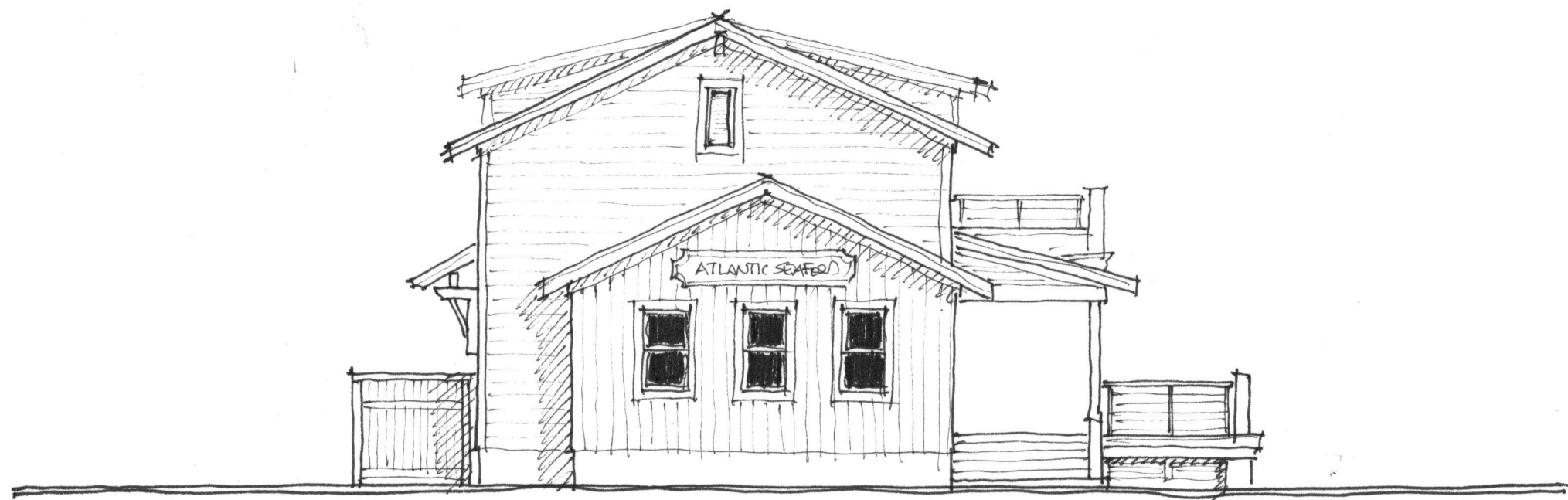
(fig. 4.28) Historic Florida Fish and Oyster packing houses.



SITE PLAN 1"=30'0"

ATLANTIC SEAFOOD
FERNANDINA BEACH
12/20/2022

0 10 20 30
SCALE



NORTH ELEVATION	1"=10'-0"
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ATLANTIC SEAFOOD
FERNANDINA BEACH

12/20/2022

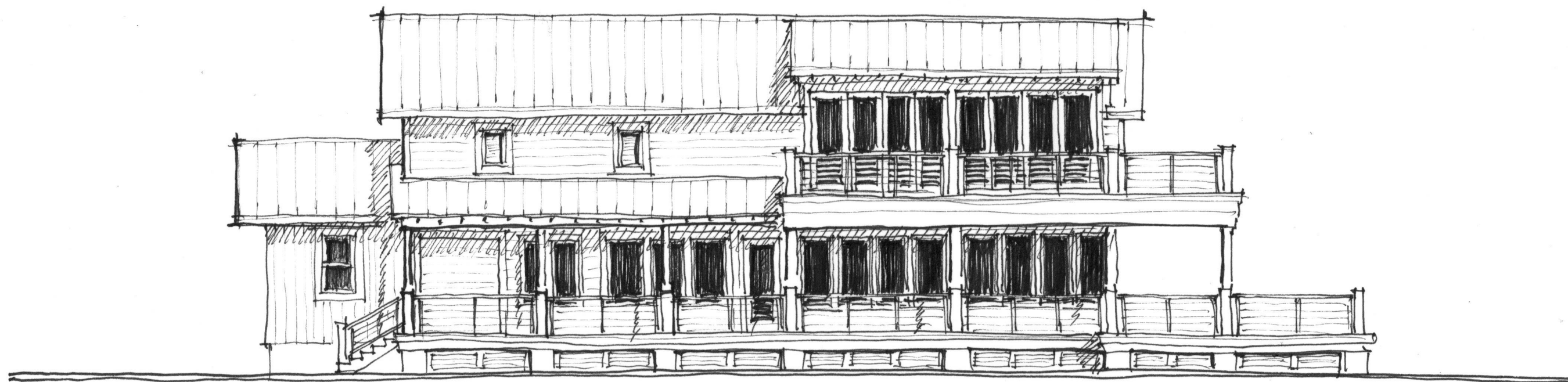
0 5 10
SCALE



EAST ELEVATION 16' 10" 0"

ATLANTIC SEAFOOD
FERNANDINA BEACH
12/20/2022

0 5 10
SCALE



WEST ELEVATION	1" = 10'0"
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ATLANTIC SEAFOOD
FERNANDINA BEACH
12/20/2022

0 5 10
SCALE

RESOLUTION 2022-220

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO NEGOTIATE A NEW LEASE FOR A PORTION OF CITY-OWNED PROPERTY IN THE VICINITY OF S. FRONT AND ASH STREETS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fernandina Beach (“City”) owns two parcels of property in the vicinity of S. Front Street and Ash Street: Parcel ID 00-00-31-1760-0025-001L (“Parcel A”) and Parcel ID 00-00-31-1760-0025-0000 (“Parcel B”); and

WHEREAS, the City entered into a lease with Atlantic Seafood Bait and Tack for the use of Parcel A (Resolution 2008-71; May 6, 2008); and

WHEREAS, by action of the City Commission through Resolution 2022-142 (August 16, 2022), the lease with Atlantic Seafood Bait and Tack was assigned to Atlantic Seafood, LLC.; and

WHEREAS, Exhibit A to Resolution 2022-142 (attached hereto) required that Atlantic Seafood, LLC. present “conceptual plans, including elevations, for the new building structure on or before 30 days after the effective date (of Resolution 2022-142, or November 1); and

WHEREAS, an extension to provide the “conceptual plans” by December 1, 2022, was requested and said plans were subsequently provided to City staff on November 30 (Exhibit A); and

WHEREAS, the Community Redevelopment Area Advisory Board, at its December 7, 2022, meeting, reviewed and offered no endorsement of the conceptual plans.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FERNANDINA BEACH, FLORIDA, THAT:

SECTION 1. The City Commission hereby approves the conceptual plan (Exhibit A) submitted by Atlantic Seafood LLC, for the purpose of building a new facility on Parcels A and B.

SECTION 2. The City Manager and City Attorney are hereby authorized to negotiate terms for a new lease for Atlantic Seafood, LLC, including the reconfiguration of City-owned parcels to accommodate the proposed structure.

SECTION 3. Upon completion of a draft lease, said lease will be presented to the City Commission for review and consideration.

SECTION 4. This Resolution shall become effective immediately upon passage.

ADOPTED this 20th day of December 2022.

CITY OF FERNANDINA BEACH

Bradley M. Bean

BRADLEY M. BEAN
Commissioner – Mayor

ATTEST:

Caroline Best

CAROLINE BEST
City Clerk

APPROVED AS TO FORM & LEGALITY:

Tammi E. Bach

TAMMI E. BACH
City Attorney

MICHAEL STAUFFER
A r c h i t e c t

Memorandum

Date: November 28, 2022
To: Ernie Saltmarsh
From: Michael Stauffer
RE: **Atlantic Seafood – New Design**

Attached is the first draft of the design for the new Atlantic Seafood in Fernandina Beach, Florida.

Concept

The design concept is to create a building that has seafood sales and a restaurant. By combining the two both activities can overlap and share prep areas and storage such as cooler and freezer.

The design uses simple architectural forms to evoke the flavor of the old Fernandina waterfront warehouses and the style of the current Atlantic Seafood building.

The seafood sales are on the north end for easy access from the parking and boat ramp area. This portion is one story to keep the scale of the building in keeping with the historic one-story warehouses.

The restaurant dining area is on the west and south end so that views of the marina, south park area and the waterfront and sunsets can be maximized. The seating on both floors is a mix if interior spaces, covered porches and open decks.

Building info

To get a liquor license the building needs to seat a minimum of 150 people and have a minimum of 2500 SF of service area for dining. The numbers are as follows:

Seating		Area
1 st Floor		
Interior	52	890
Covered porch	24	410
Open deck	40	775
	116	2025 SF
2 nd Floor		
Interior	34	725
Covered porch	16	290
	50	1015 SF
TOTALS	166 Seats	3,040 SF

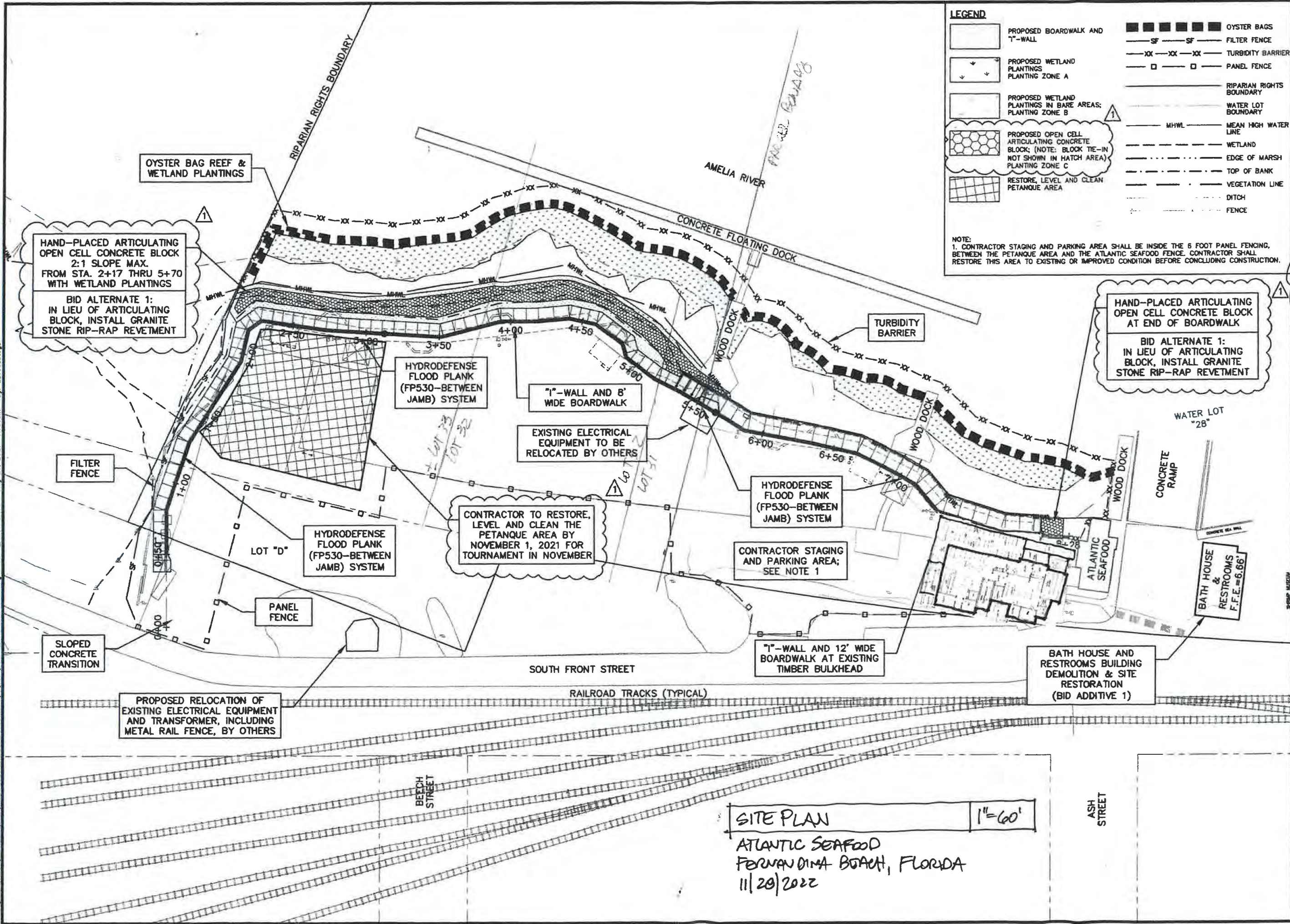
Total building square footage

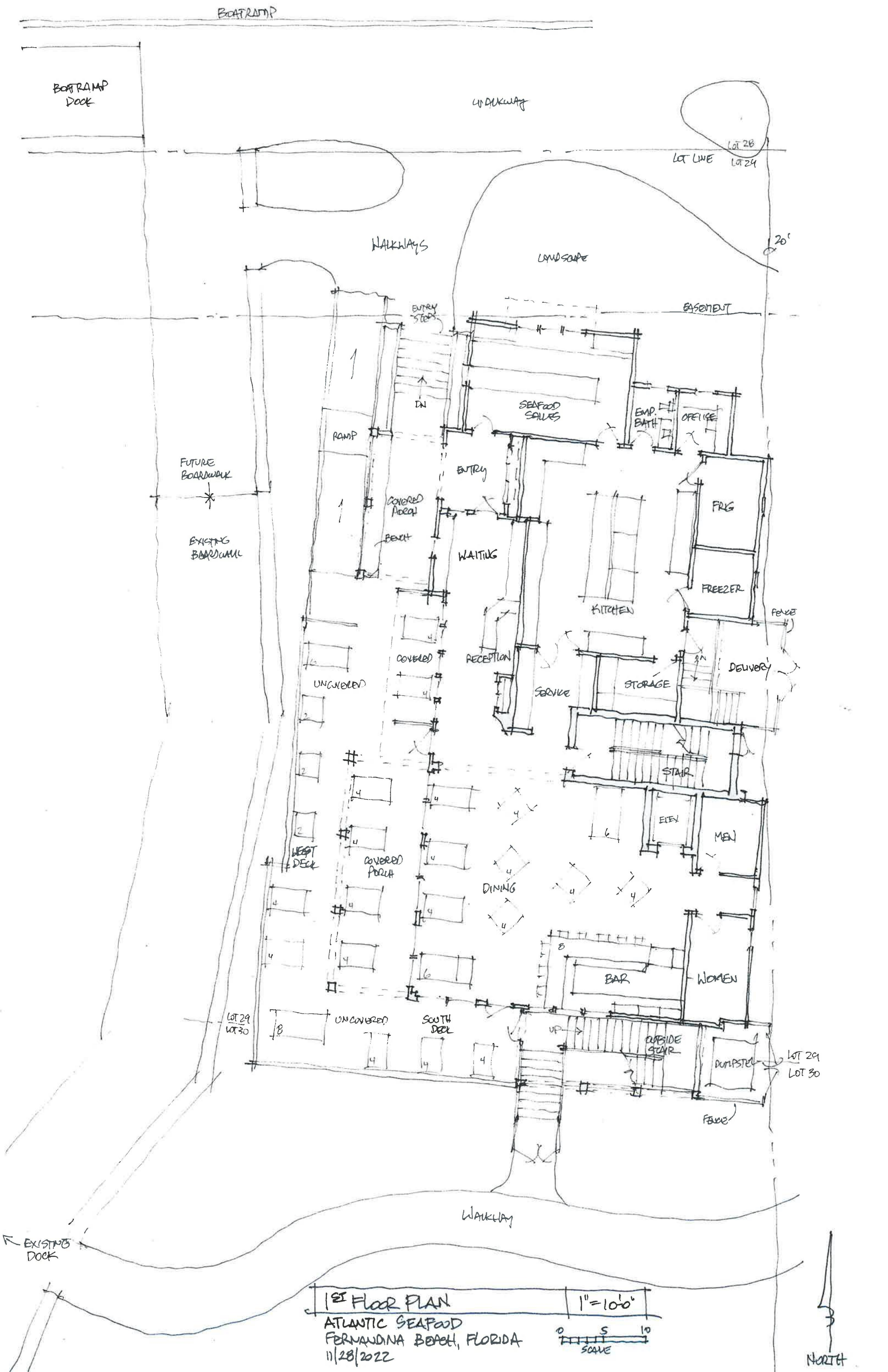
1 st Floor	2960 SF
2 nd Floor	725 SF
Total	3,685 SF

Building footprint

Building	2960
Porches	565
Decks	725
Misc.	565 (ramp, steps, covered stair)
Total	4,815 SF

Drawing name: F:\PASSERO\FHB\99000047.0095 FHB Waterfront\A\port\G2-01_OVERALL-PLAN.dwg G2-1_PROJ-LAYO May 20, 2021 11:51am by: EBredestage





1ST FLOOR PLAN
ATLANTIC SEAFOOD
FERNANDINA BEACH, FLORIDA
11/28/2022

1"=10'0"

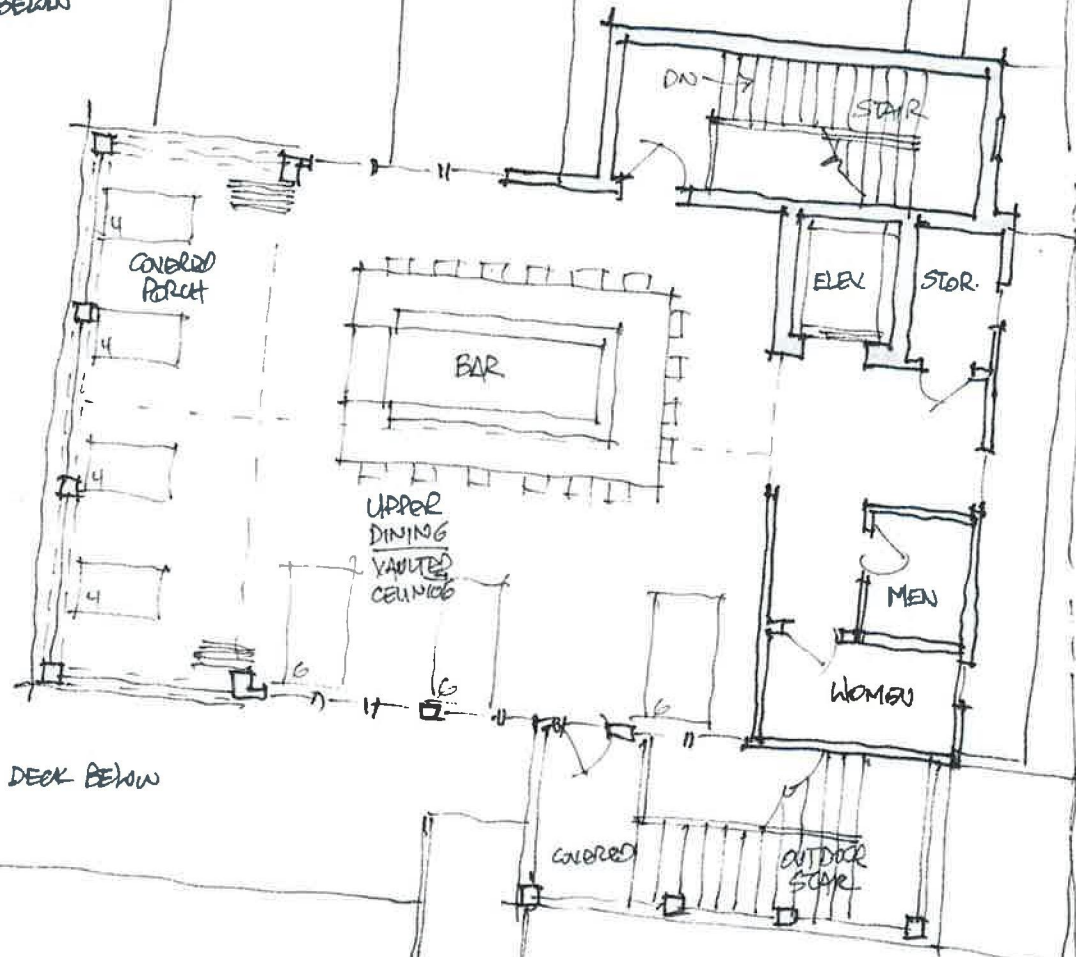
0 5 10
SCALE

Boat Ramp

Boardswalk Below

Deck Below

Roof Below



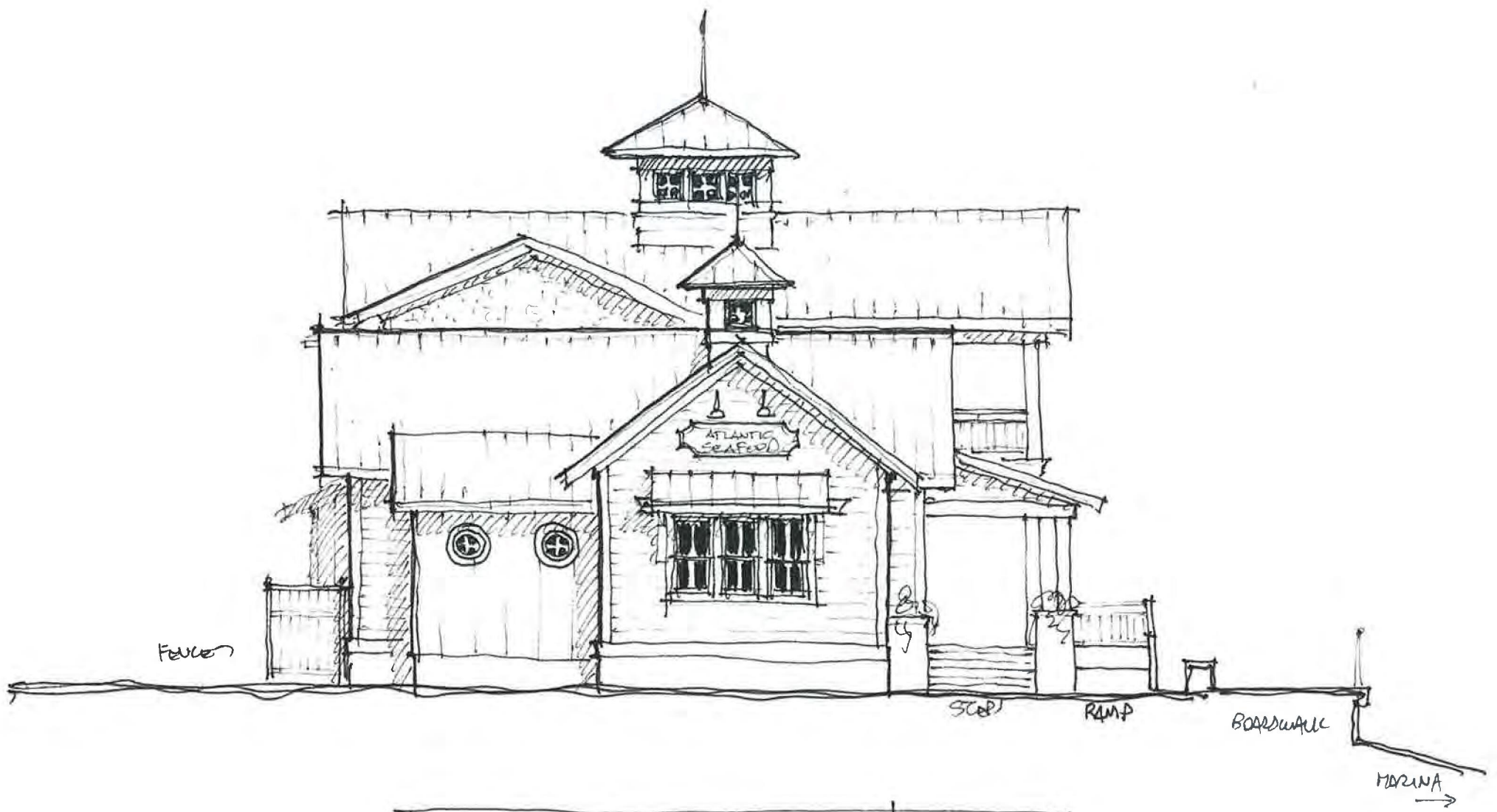
2ND FLOOR PLAN

1"=10'0"

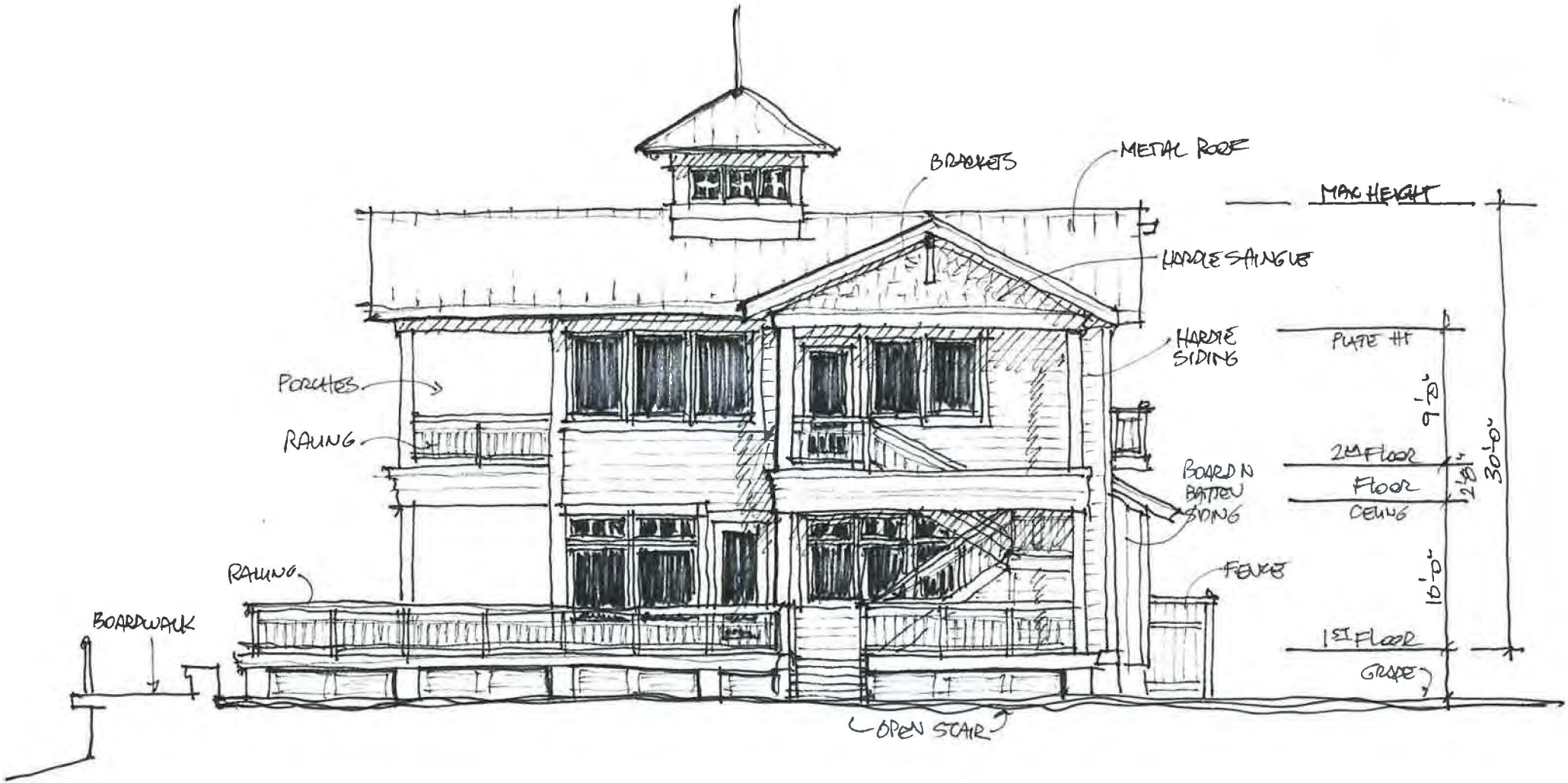
ATLANTIC SEAFOOD
FERNANDINA BEACH, FLORIDA
11/28/2022

0 5 10
SCALE

NORTH



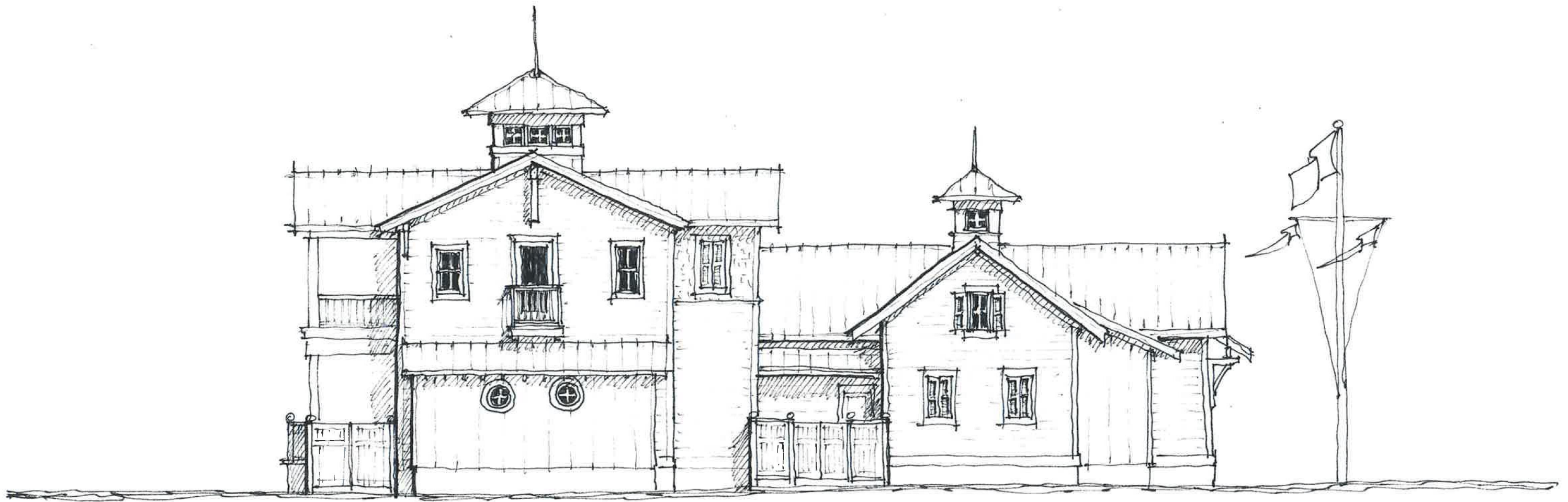
NORTH ELEVATION 1"=10'-0"



SOUTH ELEVATION 1"=10'-0"

ATLANTIC SEAFOOD
 FERNANDINA BEACH, FLORIDA
 11/28/2022



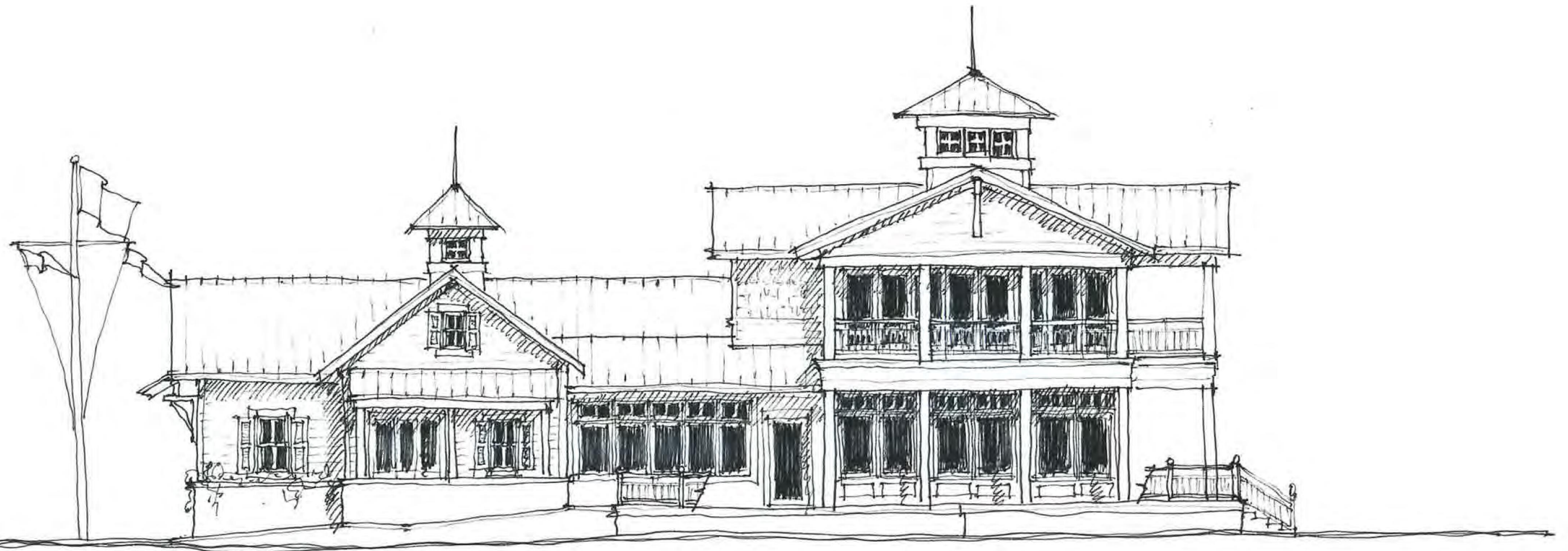


EAST ELEVATION

1"=10'-0"

ATLANTIC SEAFOOD
FERNANDINA BEACH, FLORIDA
11/28/2022





WEST ELEVATION	1" = 10'-0"
ATLANTIC SEAFOOD	0 5 10
FERNANDINA BEACH, FLORIDA	
11/28/2022	

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Greenspace consideration along the Waterfront

ITEM TYPE: Old Business

REQUESTED ACTION: Consider any additional recommendations to the Community Redevelopment Agency for their January 17th meeting.

SYNOPSIS: The CRAAB Subcommittee held workshops on November 29 and December 6 to discuss Objective 7, Parking, in the currently adopted 2005 *Waterfront Area Community Redevelopment Plan*.

"The Finding of Necessity Study identifies unimproved parking areas as a contributing factor to blight within the study area. Parking facilities consume prime waterfront property on public lands. As part of efforts to redesign the marina and park areas, the City shall evaluate reconfiguration of existing parking facilities and the relocation of parking to lands east of the railroad tracks."

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Date: December 28, 2022

Submitted By: Jacob Platt, Assistant Project Manager

COMMISSION ACTION:

CRA Advisory Committee

Recommendations to City
Regarding Riverfront Development
Unanimously Adopted by CRAAB Dec. 7, 2022

- Objective 7, “Parking” of the 2004 Waterfront Area of the Community Redevelopment Plan should be modified to provide: Parking West of the RR should be minimized. Retained parking West of RR should prioritize waterfront vendors and boat launching over general downtown parking.
- There should be no parking on the East side of Front Street immediately adjacent to RR tracks.
- Sidewalks should be installed adjacent to the entire West side of Front Street.
- Interconnected sidewalks should be installed throughout park adjacent to the river’s edge.
- Effort should be made to replace lost parking West of RR into areas East of the RR.
- Parking which remains West of RR should be relocated away from waterfront and clustered along West right-of-way of Front Street.
- City should continue process of acquiring Simmons property or an easement thereon and completion of the seawall and contiguous sidewalk on West side of Front Street.
- Planning for public space should take into account:
 - Sustainability in the 100-year floodplain.
 - Sidewalk implementation on both river side and street side of improvements.
 - Entirety of Front Street should accommodate two-way traffic.
 - Front Street minimum width should be 20 feet.
 - Adequate pedestrian seating and lighting should be included.
 - Alachua Street, Ash Streets and other existing view corridors should remain unobstructed.
 - Boat trailer parking should be pull-thru.
 - Parking Lot D should include ability to turn-around Tour Buses, vehicles with large boat trailers, semi-trucks and Fire Trucks.
 - Trash Collection and servicing for waterfront businesses.
 - Loading and unloading zone(s) for patrons of marina vendors.
 - Consolidated common signage for marina businesses and vendors.
 - Bike parking and security.
 - All parking should be brought into compliance with current LDC standards.
 - Tour bus and trolly pick-up and discharge area should be included.
 - Large live oak in Lot C and other mature trees should be protected.
 - Additional parking may be developed on City right-of-way on Front Street, South of Lot D.

Drawings 1-4 are attached. These are for illustration purposes only and do not represent recommendations for any specific design or implementation recommendation.

- Drawings labeled “Lot A, Version 1”, Lot B, Version 1”, and “Lot D” illustrate the effects of reconfiguring waterfront to implement expansion of green space and movement of parking to the West side of Front Street and away from waterfront.
- Drawing labeled “_____” illustrates additional parking which could be implemented on West side of Front Street if rights are acquired to the Simmons property.

(Note: Boldface are additions to Mr. Santry's list)

1. Acquire the Simmons property in order to complete the floodwall / riverwalk, a sidewalk between Lot A and 101 N. Front St., and parkland.
- 2. Complete floodwall / riverwalk from Boat Ramp to 101 N. Front St.**
- 3. Complete flood protection from Lot D to Rayonier.**
4. Expand green space by reconfiguring parking and moving it back from the shoreline.
- 5. Re-open the Alachua St. RR crossing.**
- 6. Minimize commercial development along the waterfront.**
- * 7. Prohibit residential development between the RR and the shoreline.**
- 8. Provide amenities to attract residents and visitors to the waterfront and downtown.**
9. Preserve street and mid-block view corridors as specified in the LDC.
10. Provide sidewalks and medians for street lighting and trees on the west side of N. Front St. between Lot D and 101 N. Front St.
- 11. Underground utility lines along N. Front St.**
12. Provide for food, fuel, and package delivery, bus & trolley loading, and passenger drop off.
13. Protect all mature trees.
- 14. Create shade to encourage year round use.**
15. Provide for trash disposal and recycling.
16. Provide pull-through boat trailer parking.
17. Provide adequate turnaround space for trucks, busses and boat trailers in Lot D
18. Provide bicycle parking.
19. Make all parking code compliant.
20. Consolidate commercial signage.
- 21. Accommodate special events such as Shrimp Festival, Fishing Rodeos and Petanque Tournaments.**
- 22. Minimize city maintenance expense.**
23. Explore new parking options east of the RR to offset loss of parking at the waterfront.
- 24. Prioritize use of TIF, impact fee, donations and grant funding for construction.**

* Prohibits residential development on the uplands but allows for floating residences on the river.

ITEMS INCLUDED IN MR. SANTRY'S LIST BUT NOT INCLUDED IN MY LIST
and the reasons why.

- **Objective 7, “Parking” of the 2004 Waterfront Area of the Community Redevelopment Plan should be modified to provide: Parking West of the RR should be minimized.**

Why doesn't CRAAB just recommend a plan for functional and efficient parking that conforms to the other guidelines, avoiding terms like “minimizing” parking that will elicit negative reactions. A parking plan is based on replicating a parking space module, adding vehicle access aisles, and factoring in LDC and ADA regulations in a defined area. So long as the plan adheres to the other guidelines, there are only a few variations that are possible (and you have concept drawings that show those variations). Minimizing isn't a factor if the other guidelines (such as expanding green space) are adhered to.

- **Retained parking West of the RR should prioritize vendors and boat launching over general downtown parking.**

How would this be implemented? Would there be parking lots or sections of lots designated only for vendors? If so, would you be creating situations where some parking spaces are not utilized (not enough vendors that day) next to a parking area where parking demand exceeds the spaces available? How would you enforce this and insure that there weren't empty parking spaces when demand was high?

And, why prioritize vendors over residents and visitors to downtown? I would think it would be the other way around. Aren't the residents and visitors the ones who the vendors rely on for business? Why have vendors taking up potential customers' parking spaces? Shouldn't vendors park in farther away locations like Lots C and D? Does “vendors” mean only waterfront vendors or does it include downtown vendors and does it also include the employees of a vendor?

I agree that dedicated boat trailer parking should be separate from other parking because of the size of the vehicles, the need for pull-through configuration and traffic circulation problems that arise when a vehicle pulling a large boat trailer can't find a parking space within reasonable proximity to the boat ramp.

- **There should be no parking on the East side of Front Street adjacent to the RR tracks.**

Would this be clearer if the word “next” was substituted for “adjacent”?

- **Interconnected sidewalks should be installed throughout the park adjacent to the river's edge.**

- **Adequate pedestrian seating and lighting should be included.**

These are part of a larger park design, so to identify them here without identifying all other park elements could imply that they are the only elements in the park design. And, as Jacob pointed out, our role doesn't include park design.

- **Sustainability in the 100-year floodplain.**

Is this necessary to state since the LDC specifies the requirements for this?



LOT A

10m
40ft

PLAZA

24

LOT A





10m
40ft

PLAZA

32

LOT A





10m
40ft



22

LOT B



10m
40ft

39

LOT B





10m
40ft

PARK ENTRY

LOTS C & D

18 MAX.



10m
40ft



60 MIN. 74 MAX.

11 MIN

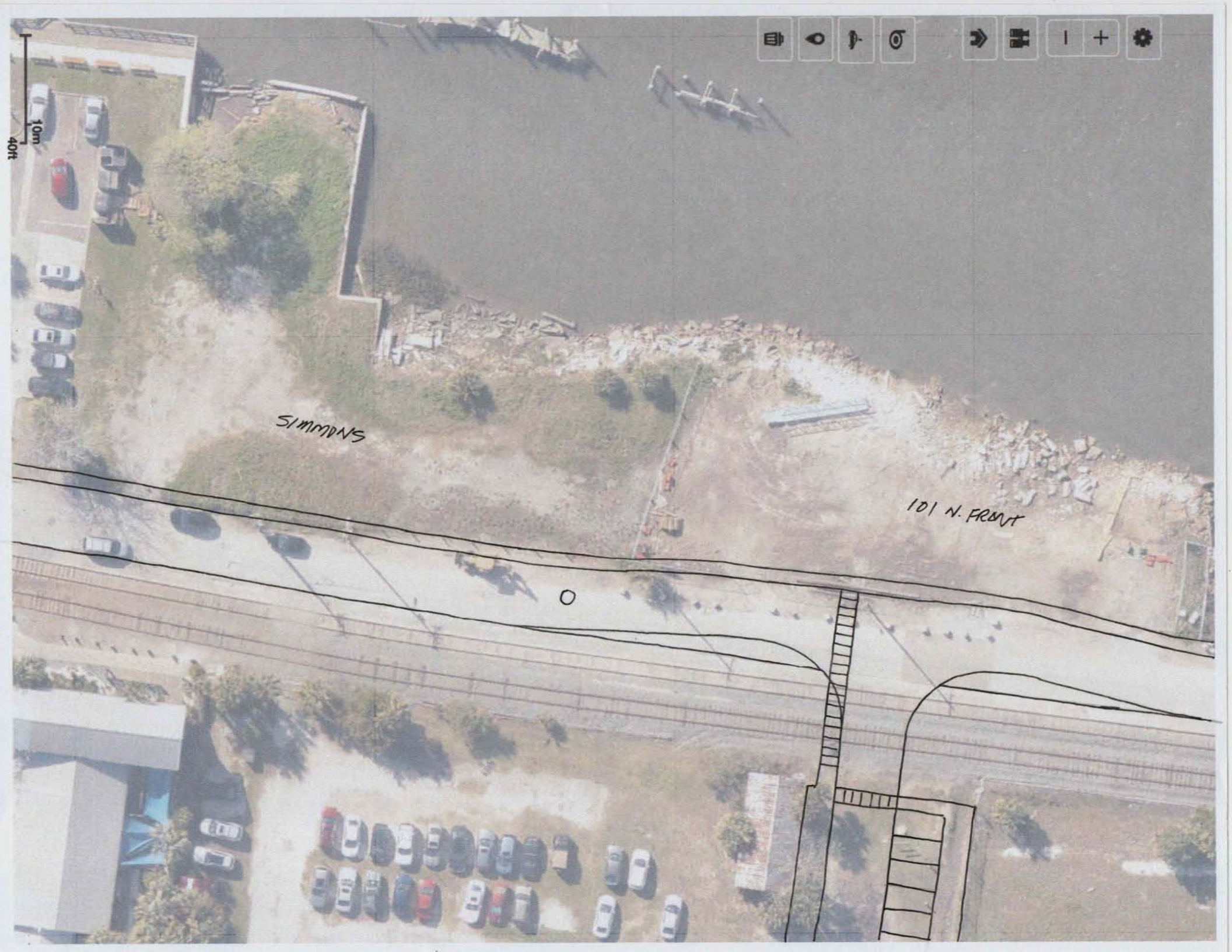


10m
40ft

SIMMONS

101 N. FRONT

O





10m
40ft

SIMMONS

101 N. FRONT

14



CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: RFQ 23-01

ITEM TYPE: New Business

REQUESTED ACTION:

SYNOPSIS: The City is seeking qualified individuals/firms to complete an appraisal of two Amelia Waterfront parcels in consideration for a ground lease with Atlantic Seadfood, LLC.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Date: December 28, 2022

Submitted By: Jacob Platt, Assistant Project Manager

COMMISSION ACTION:

CITY OF FERNANDINA BEACH, FLORIDA
REQUEST FOR QUALIFICATIONS
RFQ 23-01 APPRAISAL OF TWO CITY-OWNED AMELIA RIVER WATERFRONT PARCELS

The City of Fernandina Beach is seeking qualified individuals/firms to complete an appraisal of two City-owned Amelia River waterfront parcels (Parcel IDs: 00-00-31-1760-0029-0010 and 00-00-31-1760-0025-003L), no later than 2:00PM, January 31, 2023.

The City is considering a ground lease for the subject parcels (likely to be combined into one parcel and then likely to be re-apportioned based upon the desired area). Upon review, it will be discovered that only approximately twenty-five percent of the parcel area is developable uplands. It is solely the uplands for which the City desires an appraisal.

If interested in providing appraisal services for these parcels, please submit professional qualifications (one electronic copy [USB flash drive]; eight printed copies) to:

City of Fernandina Beach
Attn: City Clerk's Office – RFQ 23-01
204 Ash Street,
Fernandina Beach, FL, 32034,

Submissions should be conspicuously marked as “RFQ 23-01 Appraisal Qualifications.”

Hand-delivered submittals should be provided to the Clerk's Office at the above address.

Any submittal received after the above stated time and date will not be considered. It shall be the sole responsibility of the Submitter to have its submittal delivered to the City of Fernandina Beach, by U.S. Mail, hand delivery or any other method available to him/her; however, facsimile or electronic submittals will not be accepted. Delay in delivery shall be the sole responsibility of the Submitter.

Submissions are limited to six double-sided pages, including a cover sheet. The qualifications should describe experience with municipally owned waterfront parcels operating under the terms of a triple-net ground lease. Other information deemed relevant and appropriate by the Respondent can be provided.

Questions about this Request for Qualifications should be directed to Ms. Wanda Weaks, Purchasing Agent, wweaks@fbfl.org.

Site visits may be coordinated through Dale Martin, City Manager, dmartin@fbfl.org.

City staff will present the submitted qualifications to the City Commission at the Feb 7, 2023, City Commission meeting. The City Commission will review and rank the submissions. At the same meeting, staff will seek authorization to enter into negotiations with the highest ranked qualified Respondent for the purpose of completing a contract for the desired appraisal. The negotiated contract will be presented to the City Commission for final approval and authorization to proceed at the Mar 7, 2023, City Commission meeting. The resulting appraisal will be requested to be completed by May 12, 2023.

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: CRA Property Matrix

ITEM TYPE: New Business

REQUESTED ACTION:

SYNOPSIS: Monthly Staff report on development activity within the CRA.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Submitted By: Jacob Platt, Assistant Project Manager Date: December 28, 2022

COMMISSION ACTION:

COMMUNITY REDEVELOPMENT AREA (CRA) PROPERTY MATRIX (AS OF JAN 1, 2023)

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	Pre-application request for bulkhead alignment submitted to the FDEP, USACE, and SJRWMD				
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		Flowable fill poured behind bulkhead Dec. 20 CC Mtg - No action taken. Lease Exp. 12/25 Dec. 20 CC Mtg - Negotiate a Lease				
00-00-31-1760-0025-001L	IW	IW	CITY OF FERNANDINA BEACH	BRETT'S	LEASEHOLD	1	N FRONT		X					
00-00-31-1760-0025-003L	IW	IW	CITY OF FERNANDINA BEACH	ATLANTIC SEAFOOD	LEASEHOLD	10	ASH		X					
00-00-31-1760-0029-0010	IW	IW	CITY OF FERNANDINA BEACH	PARKING LOT C	MUNICIPAL		S FRONT							X
00-00-31-1760-0031-0020	IW	IW	CITY OF FERNANDINA BEACH	PARKING LOT D	MUNICIPAL		S FRONT							X
00-00-31-1760-0034-0000	IW	IW	AMELIA ISLAND DEVELOPMENT		VACANT IND	251	S FRONT	X						
00-00-31-1760-0037-0020	W-1	WMU	BOARD OF TRUSTEES OF INTERNAL		STATE VAC		S FRONT	X						
00-00-31-1760-0039-0000	W-1	WMU	COOK DAVID E JR TRUSTEE		V IN W/XFO	500	S FRONT	X						
00-00-31-1800-0001-0050	C-3	CBD	TSP PARTNERS LLC	SALTY PELICAN	RESTAURANT	12	N FRONT	X						
00-00-31-1800-0001-0080	C-3	CBD	DOWNTOWN CRAB LLC		V C W/XFOB	101	ALACHUA		X		X			
00-00-31-1800-0001-0170	C-2	GC	CITY OF FERNANDINA BEACH	LIFT STATION 2	MUNICIPAL	50	ALACHUA	X						
00-00-31-1800-0001-0180	C-2	GC	31 N 2ND ST LLC	CRAB TRAP	RESTAURANT	31	N 2ND							X
00-00-31-1800-0001-0220	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	VACANT COM	25	N 2ND			X	X	X	X	
00-00-31-1800-0001-0230	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	STORE/OFFI	23	N 2ND			X	X	X	X	
00-00-31-1800-0001-0240	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	VACANT	21	N 2ND			X	X	X	X	
00-00-31-1800-0001-0250	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	VACANT COM	19	N 2ND			X	X	X	X	
00-00-31-1800-0001-0260	C-3	CBD	ARTISAN HOMES LLC	MCJUNKIN STATION	VACANT COM	17	N 2ND			X	X	X	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	TRC approval received Dec. 22			
00-00-31-1800-0003-0010	I-1	IN	THE CROSSINGS AT AMELIA LLC		VACANT COM	231	FRONT		X					
00-00-31-1800-0003-0300	I-1	IN	DOUGLASS FAMILY TRUST		WAREHOUSE-	131	BROOME	X						
00-00-31-1800-0008-0010	C-3	CBD	CLAYTON JAMES S (3/4%) &		VACANT IND		BROOME	X						
00-00-31-1800-0008-0020	C-3	CBD	ARTISAN RE PARTNERS LLC	ARTISAN SINGLE FAMILY	VACANT IND	212	N 2ND			X	X	X	X	
00-00-31-1800-0008-0030	C-3	CBD	ARTISAN RE PARTNERS LLC	ARTISAN SINGLE FAMILY	VACANT IND	216	N 2ND			X	X	X	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		VACANT		N 2ND			X	X	Received HDC Final Approval TRC Site Plan review ongoing		
00-00-31-1800-0009-0030	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP		VACANT		N 2ND			X	X			
00-00-31-1800-0009-0040	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP		VACANT	116	N 2ND			X	X			

COMMUNITY REDEVELOPMENT AREA (CRA) PROPERTY MATRIX (AS OF JAN 1, 2023)

Parcel ID	Zoning	FLUM	Owner Name	Common Name	Property Use	#	Street	No	Disc.	TRC	HDC	Permit	Cons.	Comp.
00-00-31-1800-0009-0050	C-3	CBD	POYNTER FAMILY HOLDINGS LLLP		VACANT		N 2ND			X	X			
00-00-31-1800-0009-0060	C-3	CBD	CASTILIAN PROPERTIES INC		STORE/OFFI	120	N 2ND	X						
00-00-31-1800-0009-0080	C-2	GC	CITY OF FERNANDINA BEACH	BROOME ST PARKING LOT	MUNICIPAL		BROOME	X						
00-00-31-1800-0270-0010	C-3	CBD	CITY OF FERNANDINA BEACH	CITY HALL	MUNICIPAL	204	ASH	X						
00-00-31-1800-0270-0031	MU-1	MU	MATEER LIVING TRUST		SINGLE FAM	114	S 2ND							X
00-00-31-1800-0270-0050	MU-1	MU	FLOURNOY JAMES & ALISON A	HARBOR VIEW	SINGLE FAM	120	S 2ND							X
00-00-31-1800-0270-0060	MU-1	MU	LUCCHESI DONALD A & ELIZABETH	HARBOR VIEW	SINGLE FAM	126	S 2ND							X
00-00-31-1800-0270-0070	MU-1	MU	WINTER RONALD M & DEBRA I	HARBOR VIEW	SINGLE FAM	132	S 2ND							X
00-00-31-1800-0270-0080	MU-1	MU	SCHWARTZ CHARLES R REV TRUST	HARBOR VIEW	SINGLE FAM	138	S 2ND							X
00-00-31-1800-0270-0090	MU-1	MU	STANLEY BARRY KENT & SUSAN P	HARBOR VIEW	SINGLE FAM	144	S 2ND							X
00-00-31-1800-0270-0100	MU-1	MU	ARTISAN HOMES LLC	HARBOR VIEW	SINGLE FAM	205	BEECH			X	X	X	X	
00-00-31-1800-0270-0120	MU-1	MU	ARTISAN HOMES LLC	HARBOR VIEW	SINGLE FAM	211	BEECH			X	X	X	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	HARBOR VIEW-ARTISAN LLC	HARBOR VIEW	SINGLE FAM	153	S 3RD			X	X	X	X	
00-00-31-1800-0270-0200	MU-1	MU	HARBOR VIEW-ARTISAN LLC	HARBOR VIEW	SINGLE FAM	147	S 3RD			X	X	X	X	
00-00-31-1800-0270-0210	MU-1	MU	HARBOR VIEW-ARTISAN LLC	HARBOR VIEW	SINGLE FAM	141	S 3RD			X	X	X	X	
00-00-31-1800-0270-0220	MU-1	MU	ARTISAN HOMES LLC	HARBOR VIEW	SINGLE FAM	135	S 3RD			X	X	X	X	
00-00-31-1800-0270-0230	MU-1	MU	MAUK DONALD & WANDA JEAN	HARBOR VIEW	SINGLE FAM	129	S 3RD							X
00-00-31-1800-0270-0240	MU-1	MU	WIGGINS CHARLES D LIV TRUST &	HARBOR VIEW	SINGLE FAM	123	S 3RD							X
00-00-31-1800-0270-0250	MU-1	MU	DAMATO FRANK P & JENNIFER &	HARBOR VIEW	SINGLE FAM	117	S 3RD							X
00-00-31-1800-0270-0260	MU-1	MU	DAMATO JENNIFER & FRANK	HARBOR VIEW	SINGLE FAM	111	S 3RD							X
00-00-31-1800-0270-0270	C-3	CBD	DONGO JULIO TRUSTEE		STORES, 1	218	ASH	X						
00-00-31-1800-0271-0010	C-3	CBD	CITY OF FERNANDINA BEACH	PARK/PARKING LOT E	MUNICIPAL		S 2ND	X						
00-00-31-1800-0271-0070	MU-1	MU	NEW ENGLAND FLAG & BANNER INC	FORMER DISTILLERY	LIGHT MANU	115	S 2ND	X						
00-00-31-1800-0271-0091	MU-1	MU	NEW ENGLAND FLAG & BANNER INC	FORMER DISTILLERY	VACANT IND		S 2ND	X						
00-00-31-1800-0271-0110	MU-1	MU	RITCH TIM & DONNA &		SINGLE FAM	117	S 2ND							X
00-00-31-1800-0271-0120	MU-1	MU	ASTRIN CAL DAVE &		SINGLE FAM	119	S 2ND							X
00-00-31-1800-0271-0131	MU-1	MU	ERICKSON ROBERT & LORETTA		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 (as of Sep 1, 2022)

Project Name	Project Location	Status	Comments
Shoreline Resiliency	Riverfront (Parking Lot D to Port)	Seg 7-8 discussion, design	Pre-application request submitted to the FDEP, USACOE, SJRWMD for 101, 105, & 121 Front Street.
Railroad Safety	Front St (Centre, Ash)	Construction	Railroad anticipates new devices installed by the end of January.
Alachua Street	Alachua (N. Front to N. 2nd)	In conjunction with Area 5	Awaiting delivery of stormwater pumps and FDEM/FEMA HMGP funding.
N./S. Front Street	Ash to Alachua	Construction	Ash and Centre Street crossings near completion.
Area 5 Drainage	Alachua to Broome - Amelia River to N. 4	Material/funding delay	Awaiting delivery of stormwater pumps and FDEM/FEMA HMGP funding.
Area 6 Drainage	Ash to Elm - Amelia River to 8th St.	Planning	Invitation to bid anticipated
Atlantic Seafood	vic Parking Lot C	Dec. 20 CC Meeting	City Commission authorized Staff to enter into lease negotiations with Atlantic Seafood, LLC.
Underground Utilities	Front St (Alachua, Centre, Ash)	Const/Design	Coordination and design with FPU (N. Front Street)
Marina Flow Study	Marina	Data review	ATM report under review by the City Engineer

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Bulkhead

ITEM TYPE: New Business

REQUESTED ACTION:

SYNOPSIS: A pre-Application meeting request for the installation of a new resiliency seawall has been submitted to the FDEP, USACOE, and the SJRWMD.

FISCAL IMPACT:

CITY ATTORNEY COMMENTS:

CITY MANAGER RECOMMENDATION(S):

Date: December 28, 2022

Submitted By: Jacob Platt, Assistant Project Manager

COMMISSION ACTION:



City Manager

dmartin@fbfl.org

Florida Department of Environmental Protection
3900 Commonwealth Blvd
Tallahassee, Florida

Re: Request for Pre-application Meeting
City of Fernandina Beach
Proposed Resiliency Seawall along three properties on Amelia River
Proposed Seawall Alignment Request

Dear Sirs

The City of Fernandina Beach, Florida is requesting a pre-application meeting with the U.S Army Corps of Engineers, St Johns River Management District, and Department of Environmental Protection to discuss the City's proposed alignment of a new resiliency seawall on three contiguous waterfront properties on the Amelia River.

Please find enclosed pre-application request along with supporting documents and exhibits.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads "Dale Martin".

Dale Martin
City Manager

U.S. ARMY CORPS OF ENGINEERS REQUEST FOR A PRE-APPLICATION MEETING

To schedule a pre-application meeting, please provide the following information:

APPLICANT:

NAME: Dale Martin/City Manager COMPANY: City of Fernandina Beach
ADDRESS: 204 Ash Street
CITY: Fernandina Beach STATE: Florida ZIP: 32034
PHONE NUMBER(S): 904-310-3101
E-MAIL ADDRESS: dmartin@fbfl.org

AUTHORIZED AGENT:

NAME: Charles L George, P.E. COMPANY: City of Fernandina Beach
City Engineer
ADDRESS: 204 Ash Street
CITY: Fernandina Beach STATE: Florida ZIP: 32034
PHONE NUMBER(S): 904-310-3421
E-MAIL ADDRESS: cgeorge@fbfl.org

LOCATION OF PROJECT/ACTIVITY – Please include a map showing the location of the proposed activity.

ADDRESS (if applicable): N Front Street COUNTY: Nassau WATERBODY: Amelia River

	101 N Front St	105 N Front St	121 N Front St
LATITUDE:	30 40' 21" N	30 40' 23" N	30 40' 25" N
LONGITUDE:	81 27' 53" W	81 27' 52" W	81 27' 52" W

PROJECT DESCRIPTION – If available, attach any preliminary drawings or plans

Installation of a new resiliency seawall along the three contiguous waterfront properties to protect landward areas of the City's downtown areas from flooding, storm surge, and sea level rise.

ESTIMATED PROJECT IMPACTS – Describe and quantify any potential impacts resulting from the proposed project or activity

The proposed seawall being requested will be riverward of the mean high water line in a smooth and consistent alignment that will minimize the potential for river sediment deposition and accumulation. There are no significant wetland impacts or intrusion with river traffic.

PURPOSE OF PRE-APP MEETING REQUEST – Describe the reason for requesting the pre-application meeting

To discuss and gain input and consensus from regulatory agencies regarding potential approval of the proposed seawall alignment for continuing preparation of full permit application documents

PREVIOUS DEPARTMENT OF THE ARMY PERMIT(S)? No

PERMIT NUMBER:

LIST OF ATTENDEES:

Charles L George, P.E. / City Engineer
Jacob Platt / City of Fernandina Beach, Florida
William Kavanaugh / 121 N Front Street

I hereby authorize, Charles George, P.E. to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

Dale Y Martin
SIGNATURE OF APPLICANT

12/19/22
DATE



Item No. : _____ (District will assign.)

ST JOHNS RIVER WATER MANAGEMENT DISTRICT

Pre- Application Information Exchange Tool

Pre-application discussions are encouraged to facilitate design collaboration, thereby streamlining the permitting process. The Exchange Tool is the suggested instrument to document and share information during office, field and electronic pre-application discussions. You are encouraged to populate applicable portions of the Exchange Tool and identify critical subject areas for discussion. The Exchange Tool will also be used as the meeting agenda to take real-time notes and document discussion with District staff. The Team Member feature on the District's E-Permitting web site is another useful tool in enhancing the pre-application process. Information shared at pre-application meetings reflects best available information at that point in time. Agency action is based on information submitted during the formal application process and Rules in effect when the application is completed.

PROJECT NAME: N Front Street Fernandina Beach Waterfront Resiliency Seawall for 3 propertiesLOCATION: Amelia River, Fernandina Beach, FloridaADDRESS (if available) : 101, 105, & 121 N Front Street, Fernandina Beach, 32034COUNTY: NassauPARCEL ID: see attachedPROJECT: Bulkhead Construction ACRES: 2.0PROPERTY OWNER: _____ APPLICANT: City of Fernandina Beach

PROPERTY DESCRIPTION: (Attach concept plan, if available): _____

Installation of a new resiliency seawall along three contiguous waterfront properties to protect landward areas of the City's downtown areas from flooding due to storm surge, king tides, and sea level rise

SUBJECT AREAS YOU NEED TO DISCUSS/ DISTRICT INPUT DESIRED?: _____

The applicant is requesting agency(s) recommendations, comments, and approval of proposed seawall alignment along the three waterfront properties on the Amelia River prior to proceeding with preparation of formal permit application documents

PRE-APPLICATION/ DESIGN REVIEW: (Specify the design aspects you wish to discuss, attach documentation as appropriate.)

New Permit? Yes: X No: ____ Modifying existing permit? Yes: ____ No: X Permit No. _____Type of Modification: Major Modification (SWERP): X Minor Modification (SWERP): ____ Letter Modification (ERP): ____Formal Wetland Determination? Yes: ____ No: X Permit No.: _____

Engineering:

Best Management Practice Type: _____

Special Hydrologic Basin? (specify): _____

Designated Floodplain? (specify): _____

Receiving Waters:

Name: _____

Tidal: Yes: ____ No: ____ Direct Discharge: Yes: ____ No: ____

Outstanding Florida Water/ Aquatic Preserve: Yes: ____ No: ____

Impaired: Yes: ____ No: ____ Landlocked Discharge Pt: Yes: ____ No: ____

Historical Property Use: _____

% Developed: Pre: _____ Post: _____

Contamination? Yes: ____ No: ____ Phase I/II: Yes: ____ No: ____

Attached Documents:

Topographic Survey? Yes: ____ No: ____

Geotechnical Report? Yes: ____ No: ____

Soil Information? Yes: ____ No: ____

Water Quality Treatment Calculations? Yes: ____ No: ____

Nutrient Loading Analysis? Yes: ____ No: ____

Hydrologic Data/ Routing Analysis? Yes: ____ No: ____

Floodplain Analysis? Yes: ____ No: ____

Environmental:

On-Site Wetlands/ Surface Waters? Yes: ____ No: ____ If yes,

Total On-Site Wetland/ Surface Water Acres: _____

Acres of Direct Wetland/ Surface Water Impact: _____

Wetland Lines Reviewed? Yes: ____ No: ____

Adjacent Off- Site Wetlands? Yes: ____ No: ____

Buffers? Yes: ____ No: ____

Cumulative Impacts? Yes: ____ No: ____

Secondary Impacts? Yes: ____ No: ____

Listed Species Issues? Yes: ____ No: ____

Elimination/ Reduction? Yes: ____ No: ____

Normal Water Level in Ponds (Drawdown)? Yes: ____ No: ____

Seasonal High Water Determination? Yes: ____ No: ____

Existing Conservation Easements? Yes: ____ No: ____

Historical Resource Issues? Yes: ____ No: ____

Threatened/ Endangered Species Issues? Yes: ____ No: ____

SPGP/ SAI – 111 Considered? Yes: ____ No: ____

Attached Documents:

UMAM Scoring? Yes: ____ No: ____

Conservation Easement Document? Yes: ____ No: ____

Conservation Easement Plan? Yes: ____ No: ____

Financial Assurance Documents? Yes: ____ No: ____

ENG FORM 4345 CHECKLIST

Additional information may be requested depending on site location and site conditions.

- ☐ Provide the name, mailing address, and contact information of the applicant, agent, and/or consultant **(Blocks 5 through 10)**.
- ☐ Applicant's signature if agent or consultant is employed. **(Block 11)**
- ☐ Please provide name identifying the proposed project, e.g., Landmark Plaza. **(Block 12)**
- ☐ Provide the project's location including but not limited to name of waterbody, municipality, section, township, range, address of work, State Tax Parcel ID, latitude and longitude, and driving directions. **(Blocks 13 through 17)**
- ☐ Describe the overall activity. Indicate whether discharge of dredged material or fill material is involved. **(Block 18)**
 - ☐ For Docks and Piers please provide the following:
 - Construction methodology (i.e. wood, concrete, floating, etc.)
 - Type of vessel and proposed use (recreational use by applicant, rental, commercial use by applicant, etc.)
 - Number of existing slips (show the location of each slip on the project drawings as well)
 - ☐ For excavation/dredging activity(ies) provide the following:
 - Description, dimension, and location to be excavated/dredged (open water, existing channel, etc.)
 - Method of excavation/dredging (hydraulic, clamshell, barge-mounted crane, etc.)
 - Description, dimensions, and location of disposal site
 - ☐ For Shoreline Stabilization please provide the following:
 - Type of fill material to be used (i.e. concrete, wood, rock, etc.)
 - Construction methodology (type of equipment, from land or by barge, etc.)
 - Volume of backfill, if applicable
- ☐ State the purpose and need for the project; describe the intended use of the proposed activity. **(Block 19)**
- ☐ For Fill and Excavation Activities provide the following **(Blocks 20 through 22)**:
 - ☐ Describe the area to be filled; i.e. wetlands or open water and give dimension in square feet or acres
 - ☐ Describe the quantity of fill material to be used in cubic yards
 - ☐ Describe the type and composition of the fill material and its source (i.e. rock, sand, clay, concrete, etc.)
 - ☐ Describe any temporary construction and access fills that may be required
- ☐ Provide a statement to show how the proposed impacts to waters of the U.S. (i.e. wetlands, surface waters, etc.) have been avoided, minimized, and compensated; or a brief description of why you believe mitigation is not required **(Block 23)**
- ☐ If work has begun or has been completed please provide a brief description of the completed activities. **(Block 24)**
- ☐ Provide the names and mailing addresses of the Adjoining Property Owners, Lessees, etc. whose property adjoins the project site or who may be affected by the proposed activity. **(Block 25)**
- ☐ Indicate if you have applied for or received authorization from other federal, state, or local agencies for the project. **(Block 26)**
- ☐ Provide the signature of the applicant or authorized party. **(Block 27)**

Drawing and Illustration Information:

- ☐ Provide location map indicating site location and boundaries.
- ☐ Provide overlay of site conditions (i.e. wetlands and/or surface waters) with the proposed activity
- ☐ Provide separate plan view and cross-sectional drawings for existing and proposed site conditions.
- ☐ Provide black and white legible plan view drawings on 8 1/2" X 11" sized paper to include:
 - ☐ North arrow
 - ☐ Dimensions of existing and proposed activity(ies)
 - ☐ Total plan of development
 - ☐ Indicate the location of cross-sectional views
 - ☐ Dimensions of site conditions to include the location of waters of the U.S.
- ☐ Provide black and white legible cross-sectional drawings on 8 1/2" X 11" sized paper to include:
 - ☐ Dimensions of proposed work
 - ☐ Indicate the mean/ordinary high water line and mean/ordinary low water line for project adjacent to waters of the U.S.

Supplemental Drawing Information:

- ☐ For In-Water Activities:
 - ☐ Indicate the height above the mean high water line, especially for docks or other in-water structures
 - ☐ Indicate the length of shoreline
 - ☐ Indicate the location of any vegetation along the shoreline and in-water resources (i.e. seagrasses, oysters, coral)
 - ☐ Volume of dredge material noted on the drawing if applicable
 - ☐ Existing and proposed water depths if dredging is proposed
 - ☐ Distance to any Federal Channel and width of waterway
- ☐ For Fill or Excavation Activities:
 - ☐ Label area to be filled and/or excavated in acres or square feet
 - ☐ Distances of proposed activities to avoided resources.

PROJECT NARRATIVE

The project being requested for a pre-application review consists of the installation of a new seawall system and development along North Front Street on the Amelia River in Fernandina Beach, Florida. The project involves three adjacent property owners consisting of:

- | | |
|---|---|
| A. City of Fernandina Beach
Lot 101 City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034 | Parcel ID: 00-00-31-1760-0001-0000
N 30 40' 21" / W 81 27" 53" |
| B. Lot 105 Front Street Development LLC
2970 New Paces Ferry
Atlanta, GA 30339 | Parcel ID: 00-00-31-1760-0003-0000
N 30 40' 23" / W 81 27' 52" |
| C. Lot 121 Anne B. Kavanaugh
112 N 6 th Street
Fernandina Beach, FL 32034 | Parcel ID: 00-00-31-1760-0004-0000
N 30 40' 25" / W 81 27' 52" |

The construction will involve the installation of a new steel sheet pile bulkhead system, approximately 1,000 lf across 3 properties and be riverward of the Mean High Water Line to provide for resiliency from storm surge and sea level rise as well as development of the uplands on each property. The construction would likely involve barge mounted cranes for the sheet pile and cap installation. Development between the new bulkhead and the uplands will possibly be a combination of granular fill and pile supports. Installation of the new wall will provide flood protection not only to the 3 riverfront properties but also to the City's low-lying downtown areas as well as the active rail system along Front Street. The intent is that the top of the bulkhead system to be set at elevation 9.0 NGVD88.

The alignment of the proposed bulkhead was developed to not adversely impact near shore river currents by providing a more linear footprint versus having a jagged, irregular alignment along the upland properties edge that would create pockets of adverse river sediment accumulation and disruption of current flows in the near shore areas. No dredging or excavations are intended except for removal of shoreline debris and rubble. Proposed bulkhead alignment will be no closer than 200 ft from the existing eastern boundary line of the Federal Navigational Channel for Amelia River.

The new bulkhead would commence at the southern property line at 101 N Front Street and will terminate at the northern end of the 121 N Front Street property. The project will include bulkheads perpendicular to the proposed seal at its southern and northern terminus to encapsulate the upland portions of the three properties in the project as shown on the attached exhibit.

Description of Properties:

City of Fernandina Beach Lot 101

Total Acreage: 0.71 ac

Acreage of water on site: 0.37 ac

Acreage of water impacted by bulkhead: 0.16 ac

Linear ft of bulkhead: 180 lf

No development or structures currently on property except shoreline debris

Front Street Development, LLC Lot 105

Total Acreage: 0.66 ac

Acreage of water on site: 0.33 ac

Acreage of water impacted by bulkhead: 0.13

Linear ft of bulkhead: 180 lf

Existing building structure currently on property

Anne B. Kavanaugh Lot 121

Total Acreage: 0.63 ac

Acreage of water on site: 0.33 ac

Acreage of water impacted by bulkhead: 0.13 ac

Linear ft of bulkhead: 180 lf

No structures or development currently on property

Exhibits

Exhibit A: Conceptual layout of the properties and bulkhead alignment

Exhibit B: Butler Act Map

Exhibit C: Property Location



City of Fernandina Beach

Charles George, P.E.

City Engineer

cgeorge@fbfl.org
SEP 19 2022 PM 12:52

CITY CLERK'S OFFICE

CITY OF FERNANDINA BEACH

August 30, 2022

N. Front Street Property Owners (select)
[VIA HAND DELIVERY]

In 2004, the City of Fernandina Beach developed a Waterfront Area Community Redevelopment Plan (the "Plan"). Over the course of the intervening years, the community has completed several of the original goals identified in the Plan. One key goal, though, has been elusive:

The City should partner with the developer(s) of these parcels to assist in capital improvement and on-going maintenance costs if any additional bulkhead improvements are desired to compliment development of private facilities.
(Waterfront Area Community Development Plan, 2004; p. 23)

The City has recently established waterfront resiliency as a critical community effort. This effort will protect the economic vitality of downtown Fernandina Beach from tidal flooding, storm surges, and sea level rise. Recent discussions with several affected private waterfront property owners have been productive.

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Any other site improvements, either landward or riverward of the bulkhead system, proposed by individual property owners will be their responsibility regarding design, permitting, and construction.



City of Fernandina Beach

Charles George, P.E.

City Engineer

cgeorge@fbfl.org

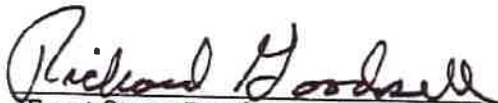
The signatories below are the legal owners of the following properties:

City of Fernandina Beach (Parcel ID 00-00-31-1760-0001-0000)
Front Street Development LLC (Parcel ID 00-00-31-1760-0003-0000)
Anne B Kavanaugh (Parcel ID 00-00-31-1760-0004-0000)

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City of Fernandina Beach



Front Street Development LLC

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City of Fernandina Beach

Charles George, P.E.

City Engineer

cgeorge@fbfl.org

August 30, 2022

N. Front Street Property Owners (select)
[VIA HAND DELIVERY]

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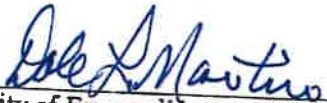
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cgeorge@fbfl.org

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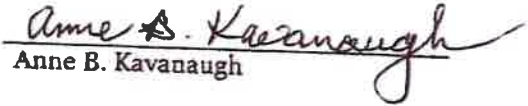
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Dale A. Martin

City of Fernandina Beach

Front Street Development LLC


Anne B. Kavanaugh

FRONT STREET
SECTIONS 21, 22 & 27 - TWP3N - RGE28E
NASSAU COUNTY
DATE OF AERIAL - 2014

AMELIA RIVER

BUTLER ACT LINE

PROPOSED NEW
BULKHEAD ALIGNMENT

EXISTING
BUILDING
STRUCTURE
PREVIOUSLY
REMOVED

FILL LINE
1943 AERIAL

APPROX MHW

Building 2
1943 AERIAL

PROPERTY
LINES

APPROX MHW

Building 1
1960 AERIAL

BULKHEAD TO HIGH
GROUND

N FRONT STREET

CITY OF FERNANDINA BEACH
MUNICIPAL MARINA

N

THIS IS NOT A SURVEY

GRAPHIC SCALE

50 100 150

IN FEET

Lot Address	Parcel No.	Owner	Total Ac	Wall If	Wall Ac	Impacted Ac
101 N Front Street	00-00-31-1760-0001-000 N30 40' 21" W81 27' 53"	City of Fernandina Beach	0.71	180	0.37	0.16
105 N Front Street	00-00-31-1760-0003-000 N30 40' 23" W81 27' 52"	Front Street Development LLC	0.66	180	0.33	0.13
121 N Front Street	00-00-31-1760-0004-000	Anne B. Kavanaugh	0.63	180	0.33	0.13

Exhibit B

FRONT STREET

SECTIONS 21, 22 & 27 - TWP3N - RGE28E
NASSAU COUNTY

DATE OF AERIAL - 2014

AMELIA RIVER

Building 1
1960 AERIAL

BUTLER ACT LINE

Building 2
1943 AERIAL

FILL LINE
1943 AERIAL

N

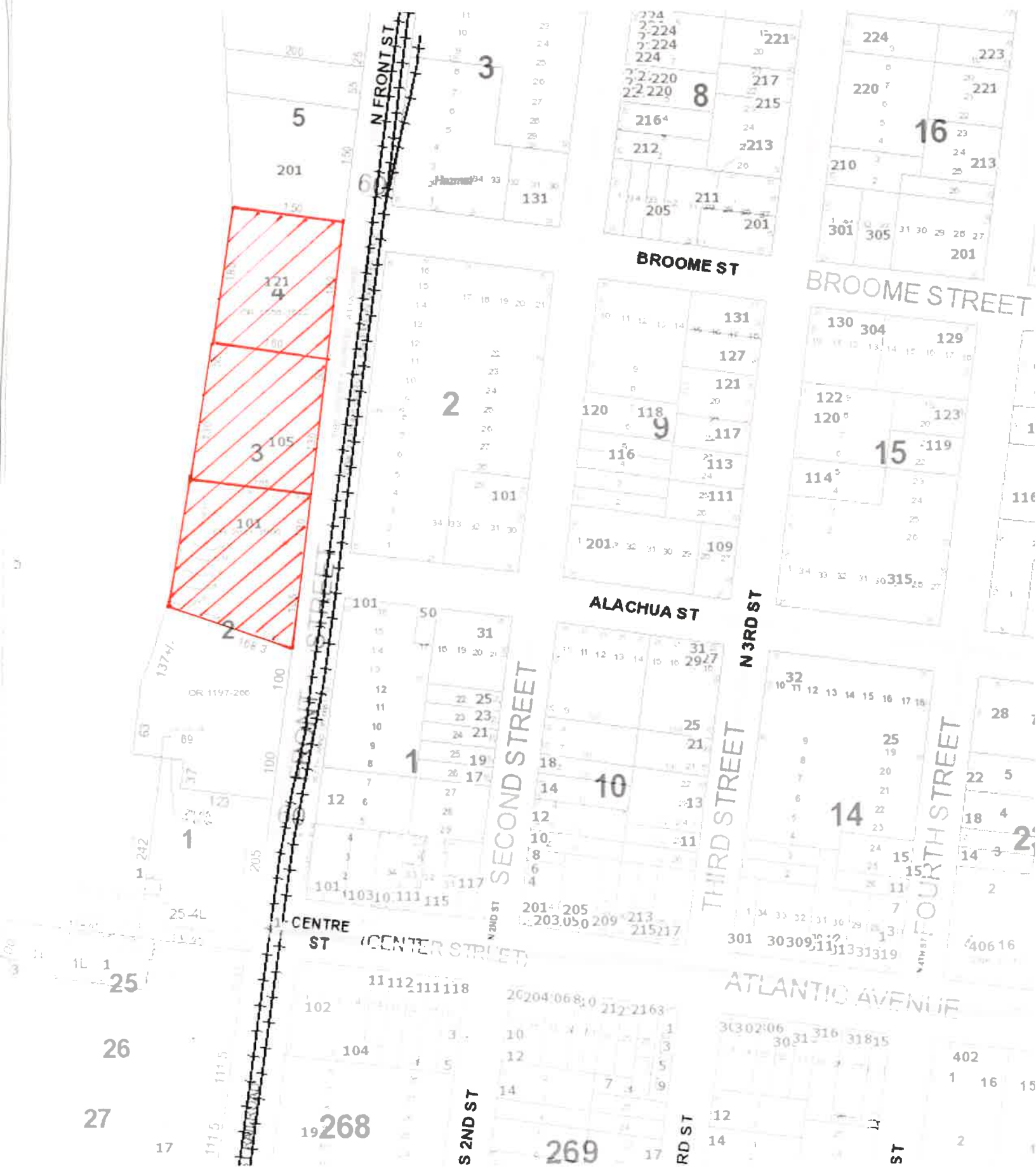
GRAPHIC SCALE

60 120 240

IN FEET

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Exhibit C





U.S. Army Corps of Engineers
Jacksonville District
Regulatory Branch

Re: Request for Pre-Application Meeting
City of Fernandina Beach
Proposed Resiliency Seawall along three properties on Amelia River
Proposed Seawall Alignment Request

Dear Sirs:

The City of Fernandina Beach, Florida is requesting a pre-application meeting with the USCOE Regulatory Branch to discuss the City's proposed alignment of a new resiliency seawall on three contiguous waterfront properties on the Ameila River.

Please find enclosed a pre-application request along with supporting documents and exhibits.

If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dale Martin".
Dale Martin / City Manager

Cc: Charles L George, P.E. / City Engineer
William Kavanaugh
Richard Goodsell



City of Fernandina Beach

12 /7/2022

City Manager

dmartin@fbfl.org

St Johns River Water Management District
7775 Baymeadows Way Suite 102
Jacksonville, Florida 32256

Re: Request for Pre-application Meeting
City of Fernandina Beach
Proposed Resiliency Seawall along three properties on Amelia River
Proposed Seawall Alignment Request

Dear Sirs

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Dale Martin
City Manager



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Sincerely,

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Dale Martin
City Manager



Item No.: _____ (District will assign.)

ST JOHNS RIVER WATER MANAGEMENT DISTRICT

Pre- Application Information Exchange Tool

Pre-application discussions are encouraged to facilitate design collaboration, thereby streamlining the permitting process. The Exchange Tool is the suggested instrument to document and share information during office, field and electronic pre-application discussions. You are encouraged to populate applicable portions of the Exchange Tool and identify critical subject areas for discussion. The Exchange Tool will also be used as the meeting agenda to take real-time notes and document discussion with District staff. The Team Member feature on the District's E-Permitting web site is another useful tool in enhancing the pre-application process. Information shared at pre-application meetings reflects best available information at that point in time. Agency action is based on information submitted during the formal application process and Rules in effect when the application is completed.

PROJECT NAME: N Front Street Fernandina Beach Waterfront Resiliency Seawall for 3 properties
LOCATION: Amelia River, Fernandina Beach, Florida
ADDRESS (if available) : 101, 105, & 121 N Front Street, Fernandina Beach, 32034
COUNTY: Nassau PARCEL ID: see attached PROJECT: Bulkhead Construction ACRES: 2.0
PROPERTY OWNER: _____ APPLICANT: City of Fernandina Beach
PROPERTY DESCRIPTION: (Attach concept plan, if available): _____
Installation of a new resiliency seawall along three contiguous waterfront properties to protect landward areas of the City's downtown areas from flooding due to storm surge, king tides, and sea level rise
SUBJECT AREAS YOU NEED TO DISCUSS/ DISTRICT INPUT DESIRED?: _____
The applicant is requesting agency(s) recommendations, comments, and approval of proposed seawall alignment along the three waterfront properties on the Amelia River prior to proceeding with preparation of formal permit application documents

PRE-APPLICATION/ DESIGN REVIEW: (Specify the design aspects you wish to discuss, attach documentation as appropriate.)

New Permit? Yes: X No: ____ Modifying existing permit? Yes: ____ No: X Permit No. _____
Type of Modification: Major Modification (SWERP): X Minor Modification (SWERP): ____ Letter Modification (ERP): ____
Formal Wetland Determination? Yes: ____ No: X Permit No.: _____

Engineering:

Best Management Practice Type: _____
Special Hydrologic Basin? (specify): _____
Designated Floodplain? (specify): _____

Receiving Waters:

Name: _____
Tidal: Yes: ____ No: ____ Direct Discharge: Yes: ____ No: ____
Outstanding Florida Water/ Aquatic Preserve: Yes: ____ No: ____
Impaired: Yes: ____ No: ____ Landlocked Discharge Pt: Yes: ____ No: ____
Historical Property Use: _____

% Developed: Pre: _____ Post: _____
Contamination? Yes: ____ No: ____ Phase I/II: Yes: ____ No: ____

Attached Documents:

Topographic Survey? Yes: ____ No: ____
Geotechnical Report? Yes: ____ No: ____
Soil Information? Yes: ____ No: ____
Water Quality Treatment Calculations? Yes: ____ No: ____
Nutrient Loading Analysis? Yes: ____ No: ____
Hydrologic Data/ Routing Analysis? Yes: ____ No: ____
Floodplain Analysis? Yes: ____ No: ____

Environmental:

On-Site Wetlands/ Surface Waters? Yes: ____ No: ____ If yes, _____
Total On-Site Wetland/ Surface Water Acres: _____
Acres of Direct Wetland/ Surface Water Impact: _____
Wetland Lines Reviewed? Yes: ____ No: ____
Adjacent Off- Site Wetlands? Yes: ____ No: ____
Buffers? Yes: ____ No: ____
Cumulative Impacts? Yes: ____ No: ____
Secondary Impacts? Yes: ____ No: ____
Listed Species Issues? Yes: ____ No: ____
Elimination/ Reduction? Yes: ____ No: ____
Normal Water Level in Ponds (Drawdown)? Yes: ____ No: ____
Seasonal High Water Determination? Yes: ____ No: ____
Existing Conservation Easements? Yes: ____ No: ____
Historical Resource Issues? Yes: ____ No: ____
Threatened/ Endangered Species Issues? Yes: ____ No: ____
SPGP/ SAJ - 111 Considered? Yes: ____ No: ____
Attached Documents:
UMAM Scoring? Yes: ____ No: ____
Conservation Easement Document? Yes: ____ No: ____
Conservation Easement Plan? Yes: ____ No: ____
Financial Assurance Documents? Yes: ____ No: ____

U.S. ARMY CORPS OF ENGINEERS REQUEST FOR A PRE-APPLICATION MEETING

To schedule a pre-application meeting, please provide the following information:

APPLICANT:

NAME: Dale Martin/City Manager COMPANY: City of Fernandina Beach
ADDRESS: 204 Ash Street
CITY: Fernandina Beach STATE: Florida ZIP: 32034
PHONE NUMBER(S): 904-310-3101
E-MAIL ADDRESS: dmartin@fbfl.org

AUTHORIZED AGENT:

NAME: Charles L. George, P.E. COMPANY: City of Fernandina Beach
City Engineer
ADDRESS: 204 Ash Street
CITY: Fernandina Beach STATE: Florida ZIP: 32034
PHONE NUMBER(S): 904-310-3421
E-MAIL ADDRESS: cgeorge@fbfl.org

LOCATION OF PROJECT/ACTIVITY – Please include a map showing the location of the proposed activity.

ADDRESS (if applicable): N Front Street COUNTY: Nassau WATERBODY: Amelia River

	101 N Front St	105 N Front St	121 N Front St
LATITUDE:	30 40' 21" N	30 40' 23" N	30 40' 25" N
LONGITUDE:	81 27' 53" W	81 27' 52" W	81 27' 52" W

PROJECT DESCRIPTION – If available, attach any preliminary drawings or plans

Installation of a new resiliency seawall along the three contiguous waterfront properties to protect landward areas of the City's downtown areas from flooding, storm surge, and sea level rise.

ESTIMATED PROJECT IMPACTS – Describe and quantify any potential impacts resulting from the proposed project or activity

The proposed seawall being requested will be riverward of the mean high water line in a smooth and consistent alignment that will minimize the potential for river sediment deposition and accumulation. There are no significant wetland impacts or intrusion with river traffic.

PURPOSE OF PRE-APP MEETING REQUEST – Describe the reason for requesting the pre-application meeting

To discuss and gain input and consensus from regulatory agencies regarding potential approval of the proposed seawall alignment for continuing preparation of full permit application documents

PREVIOUS DEPARTMENT OF THE ARMY PERMIT(S)? No

PERMIT NUMBER:

LIST OF ATTENDEES:

Charles L. George, P.E. / City Engineer
Jacob Platt / City of Fernandina Beach, Florida
William Kavanaugh / 121 N Front Street

I hereby authorize, Charles George, P.E. to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

Dale Y. Martin
SIGNATURE OF APPLICANT

12/19/22
DATE

ENG FORM 4345 CHECKLIST

Additional information may be requested depending on site location and site conditions.

- ☐ Provide the name, mailing address, and contact information of the applicant, agent, and/or consultant **(Blocks 5 through 10)**.
- ☐ Applicant's signature if agent or consultant is employed. **(Block 11)**
- ☐ Please provide name identifying the proposed project, e.g., Landmark Plaza. **(Block 12)**
- ☐ Provide the project's location including but not limited to name of waterbody, municipality, section, township, range, address of work, State Tax Parcel ID, latitude and longitude, and driving directions. **(Blocks 13 through 17)**
- ☐ Describe the overall activity. Indicate whether discharge of dredged material or fill material is involved. **(Block 18)**
 - ☐ For Docks and Piers please provide the following:
 - Construction methodology (i.e. wood, concrete, floating, etc.)
 - Type of vessel and proposed use (recreational use by applicant, rental, commercial use by applicant, etc.)
 - Number of existing slips (show the location of each slip on the project drawings as well)
 - ☐ For excavation/dredging activity(ies) provide the following:
 - Description, dimension, and location to be excavated/dredged (open water, existing channel, etc.)
 - Method of excavation/dredging (hydraulic, clamshell, barge-mounted crane, etc.)
 - Description, dimensions, and location of disposal site
 - ☐ For Shoreline Stabilization please provide the following:
 - Type of fill material to be used (i.e. concrete, wood, rock, etc.)
 - Construction methodology (type of equipment, from land or by barge, etc.)
 - Volume of backfill, if applicable
- ☐ State the purpose and need for the project; describe the intended use of the proposed activity. **(Block 19)**
- ☐ For Fill and Excavation Activities provide the following **(Blocks 20 through 22)**:
 - ☐ Describe the area to be filled; i.e. wetlands or open water and give dimension in square feet or acres
 - ☐ Describe the quantity of fill material to be used in cubic yards
 - ☐ Describe the type and composition of the fill material and its source (i.e. rock, sand, clay, concrete, etc.)
 - ☐ Describe any temporary construction and access fills that may be required
- ☐ Provide a statement to show how the proposed impacts to waters of the U.S. (i.e. wetlands, surface waters, etc.) have been avoided, minimized, and compensated; or a brief description of why you believe mitigation is not required **(Block 23)**
- ☐ If work has begun or has been completed please provide a brief description of the completed activities. **(Block 24)**
- ☐ Provide the names and mailing addresses of the Adjoining Property Owners, Lessees, etc. whose property adjoins the project site or who may be affected by the proposed activity. **(Block 25)**
- ☐ Indicate if you have applied for or received authorization from other federal, state, or local agencies for the project. **(Block 26)**
- ☐ Provide the signature of the applicant or authorized party. **(Block 27)**

Drawing and Illustration Information:

- ☐ Provide location map indicating site location and boundaries.
- ☐ Provide overlay of site conditions (i.e. wetlands and/or surface waters) with the proposed activity
- ☐ Provide separate plan view and cross-sectional drawings for existing and proposed site conditions.
- ☐ Provide black and white legible plan view drawings on 8 1/2" X 11" sized paper to include:
 - ☐ North arrow
 - ☐ Dimensions of existing and proposed activity(ies)
 - ☐ Total plan of development
 - ☐ Indicate the location of cross-sectional views
 - ☐ Dimensions of site conditions to include the location of waters of the U.S.
- ☐ Provide black and white legible cross-sectional drawings on 8 1/2" X 11" sized paper to include:
 - ☐ Dimensions of proposed work
 - ☐ Indicate the mean/ordinary high water line and mean/ordinary low water line for project adjacent to waters of the U.S.

Supplemental Drawing Information:

- ☐ For In-Water Activities:
 - ☐ Indicate the height above the mean high water line, especially for docks or other in-water structures
 - ☐ Indicate the length of shoreline
 - ☐ Indicate the location of any vegetation along the shoreline and in-water resources (i.e. seagrasses, oysters, coral)
 - ☐ Volume of dredge material noted on the drawing if applicable
 - ☐ Existing and proposed water depths if dredging is proposed
 - ☐ Distance to any Federal Channel and width of waterway
- ☐ For Fill or Excavation Activities:
 - ☐ Label area to be filled and/or excavated in acres or square feet
 - ☐ Distances of proposed activities to avoided resources.

PROJECT NARRATIVE

The project being requested for a pre-application review consists of the installation of a new seawall system and development along North Front Street on the Amelia River in Fernandina Beach, Florida. The project involves three adjacent property owners consisting of:

- | | |
|---|---|
| A. City of Fernandina Beach
Lot 101 City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034 | Parcel ID: 00-00-31-1760-0001-0000
N 30 40' 21" / W 81 27' 53" |
| B. Lot 105 Front Street Development LLC
2970 New Paces Ferry
Atlanta, GA 30339 | Parcel ID: 00-00-31-1760-0003-0000
N 30 40' 23" / W 81 27' 52" |
| C. Lot 121 Anne B. Kavanaugh
112 N 6 th Street
Fernandina Beach, FL 32034 | Parcel ID: 00-00-31-1760-0004-0000
N 30 40' 25" / W 81 27' 52" |

The construction will involve the installation of a new steel sheet pile bulkhead system, approximately 1,000 lf across 3 properties and be riverward of the Mean High Water Line to provide for resiliency from storm surge and sea level rise as well as development of the uplands on each property. The construction would likely involve barge mounted cranes for the sheet pile and cap installation. Development between the new bulkhead and the uplands will possibly be a combination of granular fill and pile supports. Installation of the new wall will provide flood protection not only to the 3 riverfront properties but also to the City's low-lying downtown areas as well as the active rail system along Front Street. The intent is that the top of the bulkhead system to be set at elevation 9.0 NGVD88.

The alignment of the proposed bulkhead was developed to not adversely impact near shore river currents by providing a more linear footprint versus having a jagged, irregular alignment along the upland properties edge that would create pockets of adverse river sediment accumulation and disruption of current flows in the near shore areas. No dredging or excavations are intended except for removal of shoreline debris and rubble. Proposed bulkhead alignment will be no closer than 200 ft from the existing eastern boundary line of the Federal Navigational Channel for Amelia River.

The new bulkhead would commence at the southern property line at 101 N Front Street and will terminate at the northern end of the 121 N Front Street property. The project will include bulkheads perpendicular to the proposed seal at its southern and northern terminus to encapsulate the upland portions of the three properties in the project as shown on the attached exhibit.

Description of Properties:

City of Fernandina Beach Lot 101

Total Acreage: 0.71 ac

Acreage of water on site: 0.37 ac

Acreage of water impacted by bulkhead: 0.16 ac

Linear ft of bulkhead: 180 lf

No development or structures currently on property except shoreline debris

Front Street Development, LLC Lot 105

Total Acreage: 0.66 ac

Acreage of water on site: 0.33 ac

Acreage of water impacted by bulkhead: 0.13

Linear ft of bulkhead: 180 lf

Existing building structure currently on property

Anne B. Kavanaugh Lot 121

Total Acreage: 0.63 ac

Acreage of water on site: 0.33 ac

Acreage of water impacted by bulkhead: 0.13 ac

Linear ft of bulkhead: 180 lf

No structures or development currently on property

Exhibits

Exhibit A: Conceptual layout of the properties and bulkhead alignment

Exhibit B: Butler Act Map

Exhibit C: Property Location



City of Fernandina Beach

Charles George, P.E.

City Engineer

cgeorge@fbfl.org
SEP 19 2022 PM 12:52

CITY CLERK'S OFFICE

CITY OF FERNANDINA BEACH

August 30, 2022

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[VIA HAND DELIVERY]

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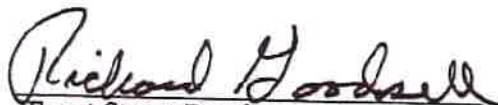
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City of Fernandina Beach

Charles George, P.E.

City Engineer

cgeorge@fbfl.org

The signatories below are the legal owners of the following properties:

City of Fernandina Beach (Parcel ID 00-00-31-1760-0001-0000)
Front Street Development LLC (Parcel ID 00-00-31-1760-0003-0000)
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City of Fernandina Beach

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Anne B. Kavanaugh

FRONT STREET
SECTIONS 21, 22 & 27 - TWP3N - RGE28E
NASSAU COUNTY
DATE OF AERIAL - 2014

AMELIA RIVER

BUTLER ACT LINE

PROPOSED NEW
BULKHEAD ALIGNMENT

Building 2
1943 AERIAL

EXISTING
BUILDING
STRUCTURE
PREVIOUSLY
REMOVED

FILL LINE
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APPROX MHW

BULKHEAD TO HIGH
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PROPERTY
LINES

N FRONT STREET

CITY OF FERNANDINA BEACH
MUNICIPAL MARINA

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GRAPHIC SCALE

60 120 180

IN FEET

THIS IS NOT A SURVEY

Exhibit B

FRONT STREET

SECTIONS 21, 22 & 27 — TWP3N — RGE28E
NASSAU COUNTY

DATE OF AERIAL — 2014

AMELIA RIVER

Building 1
1960 AERIAL

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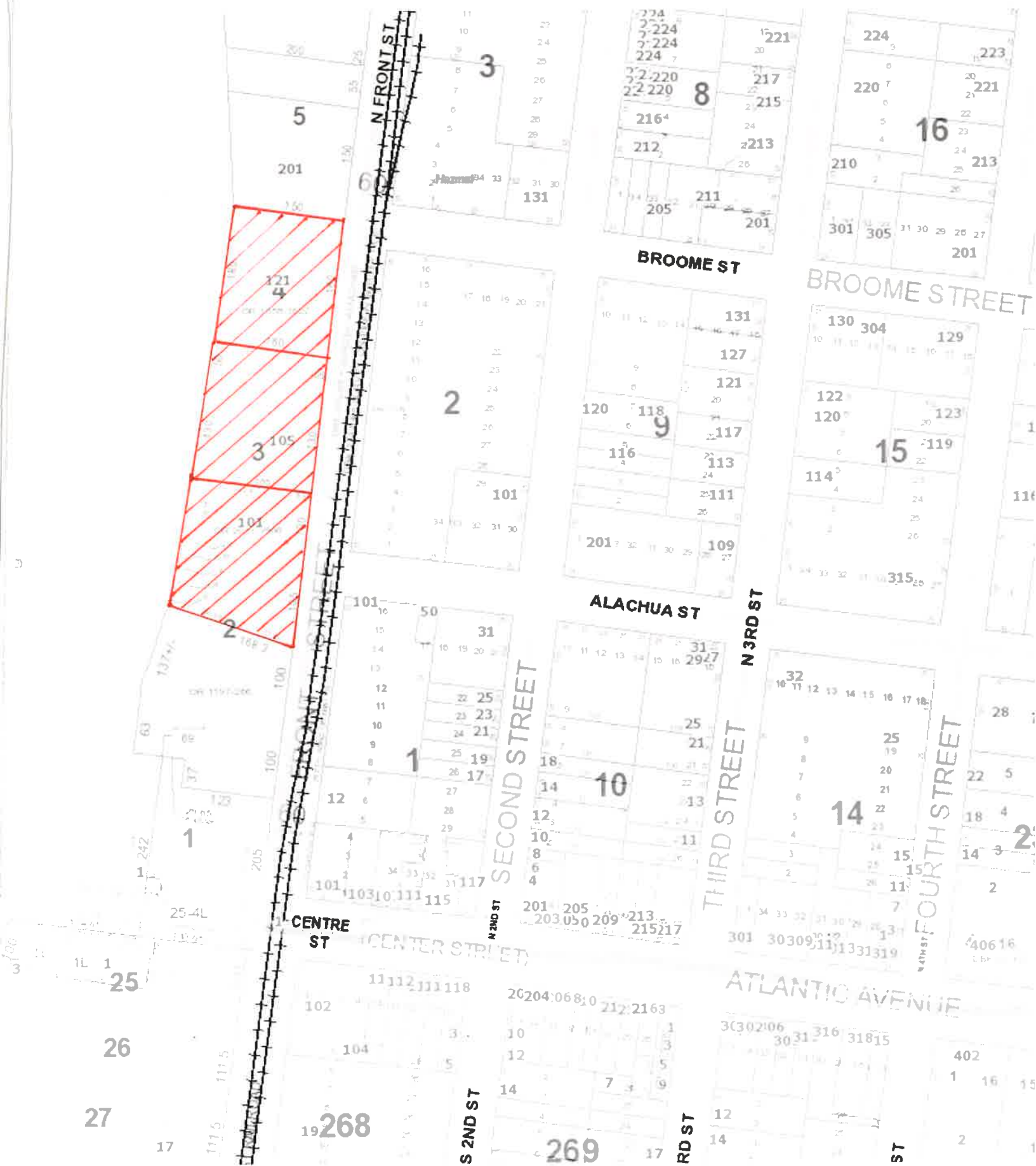
GRAPHIC SCALE

50 100 200

FEET

THIS IS NOT A SURVEY

Exhibit C





U.S. Army Corps of Engineers
Jacksonville District
Regulatory Branch

Re: Request for Pre-Application Meeting
City of Fernandina Beach
Proposed Resiliency Seawall along three properties on Amelia River
Proposed Seawall Alignment Request

Dear Sirs:

The City of Fernandina Beach, Florida is requesting a pre-application meeting with the USCOE Regulatory Branch to discuss the City's proposed alignment of a new resiliency seawall on three contiguous waterfront properties on the Ameila River.

Please find enclosed a pre-application request along with supporting documents and exhibits.

If you have any questions, please do not hesitate to contact us.

Sincerely,


Dale Martin / City Manager

Cc: Charles L George, P.E. / City Engineer
William Kavanaugh
Richard Goodsell



City of Fernandina Beach

12 /7/2022

City Manager

dmartin@fbfl.org

Florida Department of Environmental Protection
3900 Commonwealth Blvd
Tallahassee, Florida

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Dale Martin
City Manager



U.S. Army Corps of Engineers
Jacksonville District
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Sincerely,


Dale Martin / City Manager

Cc: Charles L George, P.E. / City Engineer
William Kavanaugh
Richard Goodsell

**U.S. ARMY CORPS OF ENGINEERS
REQUEST FOR A PRE-APPLICATION MEETING**

To schedule a pre-application meeting, please provide the following information:

APPLICANT:

NAME: Dale Martin/City Manager COMPANY: City of Fernandina Beach
ADDRESS: 204 Ash Street
CITY: Fernandina Beach STATE: Florida ZIP: 32034
PHONE NUMBER(S): 904-310-3101
E-MAIL ADDRESS: dmartin@fbfl.org

AUTHORIZED AGENT:

NAME: Charles L. George, P.E. COMPANY: City of Fernandina Beach
City Engineer
ADDRESS: 204 Ash Street
CITY: Fernandina Beach STATE: Florida ZIP: 32034
PHONE NUMBER(S): 904-310-3421
E-MAIL ADDRESS: cgeorge@fbfl.org

LOCATION OF PROJECT/ACTIVITY – Please include a map showing the location of the proposed activity.

ADDRESS (if applicable): N Front Street COUNTY: Nassau WATERBODY: Amelia River

	101 N Front St	105 N Front St	121 N Front St
LATITUDE:	30 40' 21" N	30 40' 23" N	30 40' 25" N
LONGITUDE:	81 27' 53" W	81 27' 52" W	81 27' 52" W

PROJECT DESCRIPTION – If available, attach any preliminary drawings or plans

Installation of a new resiliency seawall along the three contiguous waterfront properties to protect landward areas of the City's downtown areas from flooding, storm surge, and sea level rise.

ESTIMATED PROJECT IMPACTS – Describe and quantify any potential impacts resulting from the proposed project or activity

The proposed seawall being requested will be riverward of the mean high water line in a smooth and consistent alignment that will minimize the potential for river sediment deposition and accumulation. There are no significant wetland impacts or intrusion with river traffic.

PURPOSE OF PRE-APP MEETING REQUEST – Describe the reason for requesting the pre-application meeting

To discuss and gain input and consensus from regulatory agencies regarding potential approval of the proposed seawall alignment for continuing preparation of full permit application documents

PREVIOUS DEPARTMENT OF THE ARMY PERMIT(S)? No

PERMIT NUMBER:

LIST OF ATTENDEES:

Charles L. George, P.E. / City Engineer
Jacob Platt / City of Fernandina Beach, Florida
William Kavanaugh / 121 N Front Street

I hereby authorize, Charles George, P.E. to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

Dale Y. Martin
SIGNATURE OF APPLICANT

12/19/22
DATE



Item No. : _____ (District will assign.)

ST JOHNS RIVER WATER MANAGEMENT DISTRICT

Pre- Application Information Exchange Tool

Pre-application discussions are encouraged to facilitate design collaboration, thereby streamlining the permitting process. The Exchange Tool is the suggested instrument to document and share information during office, field and electronic pre-application discussions. You are encouraged to populate applicable portions of the Exchange Tool and identify critical subject areas for discussion. The Exchange Tool will also be used as the meeting agenda to take real-time notes and document discussion with District staff. The Team Member feature on the District's E-Permitting web site is another useful tool in enhancing the pre-application process. Information shared at pre-application meetings reflects best available information at that point in time. Agency action is based on information submitted during the formal application process and Rules in effect when the application is completed.

PROJECT NAME: N Front Street Fernandina Beach Waterfront Resiliency Seawall for 3 properties

LOCATION: Amelia River, Fernandina Beach, Florida

ADDRESS (if available) : 101, 105, & 121 N Front Street, Fernandina Beach, 32034

COUNTY: Nassau

PARCEL ID: see attached

PROJECT: Bulkhead Construction ACRES: 2.0

PROPERTY OWNER: _____ APPLICANT: City of Fernandina Beach

PROPERTY DESCRIPTION: (Attach concept plan, if available): _____

Installation of a new resiliency seawall along three contiguous waterfront properties to protect landward areas of the City's downtown areas from flooding due to storm surge, king tides, and sea level rise

SUBJECT AREAS YOU NEED TO DISCUSS/ DISTRICT INPUT DESIRED?: _____

The applicant is requesting agency(s) recommendations, comments, and approval of proposed seawall alignment along the three waterfront properties on the Amelia River prior to proceeding with preparation of formal permit application documents

PRE-APPLICATION/ DESIGN REVIEW: (Specify the design aspects you wish to discuss, attach documentation as appropriate.)

New Permit? Yes: X No: ____ Modifying existing permit? Yes: ____ No: X Permit No. _____

Type of Modification: Major Modification (SWERP): X Minor Modification (SWERP): ____ Letter Modification (ERP): ____

Formal Wetland Determination? Yes: ____ No: X Permit No.: _____

Engineering:

Best Management Practice Type: _____

Special Hydrologic Basin? (specify): _____

Designated Floodplain? (specify): _____

Receiving Waters:

Name: _____

Tidal: Yes: ____ No: ____ Direct Discharge: Yes: ____ No: ____

Outstanding Florida Water/ Aquatic Preserve: Yes: ____ No: ____

Impaired: Yes: ____ No: ____ Landlocked Discharge Pt: Yes: ____ No: ____

Historical Property Use: _____

% Developed: Pre: _____ Post: _____

Contamination? Yes: ____ No: ____ Phase I/II: Yes: ____ No: ____

Attached Documents:

Topographic Survey? Yes: ____ No: ____

Geotechnical Report? Yes: ____ No: ____

Soil Information? Yes: ____ No: ____

Water Quality Treatment Calculations? Yes: ____ No: ____

Nutrient Loading Analysis? Yes: ____ No: ____

Hydrologic Data/ Routing Analysis? Yes: ____ No: ____

Floodplain Analysis? Yes: ____ No: ____

Environmental:

On-Site Wetlands/ Surface Waters? Yes: ____ No: ____ If yes,

Total On-Site Wetland/ Surface Water Acres: _____

Acres of Direct Wetland/ Surface Water Impact: _____

Wetland Lines Reviewed? Yes: ____ No: ____

Adjacent Off- Site Wetlands? Yes: ____ No: ____

Buffers? Yes: ____ No: ____

Cumulative Impacts? Yes: ____ No: ____

Secondary Impacts? Yes: ____ No: ____

Listed Species Issues? Yes: ____ No: ____

Elimination/ Reduction? Yes: ____ No: ____

Normal Water Level in Ponds (Drawdown)? Yes: ____ No: ____

Seasonal High Water Determination? Yes: ____ No: ____

Existing Conservation Easements? Yes: ____ No: ____

Historical Resource Issues? Yes: ____ No: ____

Threatened/ Endangered Species Issues? Yes: ____ No: ____

SPGP/ SAI - 111 Considered? Yes: ____ No: ____

Attached Documents:

UMAM Scoring? Yes: ____ No: ____

Conservation Easement Document? Yes: ____ No: ____

Conservation Easement Plan? Yes: ____ No: ____

Financial Assurance Documents? Yes: ____ No: ____

ENG FORM 4345 CHECKLIST

Additional information may be requested depending on site location and site conditions.

- ☐ Provide the name, mailing address, and contact information of the applicant, agent, and/or consultant (**Blocks 5 through 10**).
- ☐ Applicant's signature if agent or consultant is employed. (**Block 11**)
- ☐ Please provide name identifying the proposed project, e.g., Landmark Plaza. (**Block 12**)
- ☐ Provide the project's location including but not limited to name of waterbody, municipality, section, township, range, address of work, State Tax Parcel ID, latitude and longitude, and driving directions. (**Blocks 13 through 17**)
- ☐ Describe the overall activity. Indicate whether discharge of dredged material or fill material is involved. (**Block 18**)
 - ☐ For Docks and Piers please provide the following:
 - Construction methodology (i.e. wood, concrete, floating, etc.)
 - Type of vessel and proposed use (recreational use by applicant, rental, commercial use by applicant, etc.)
 - Number of existing slips (show the location of each slip on the project drawings as well)
 - ☐ For excavation/dredging activity(ies) provide the following:
 - Description, dimension, and location to be excavated/dredged (open water, existing channel, etc.)
 - Method of excavation/dredging (hydraulic, clamshell, barge-mounted crane, etc.)
 - Description, dimensions, and location of disposal site
 - ☐ For Shoreline Stabilization please provide the following:
 - Type of fill material to be used (i.e. concrete, wood, rock, etc.)
 - Construction methodology (type of equipment, from land or by barge, etc.)
 - Volume of backfill, if applicable
- ☐ State the purpose and need for the project; describe the intended use of the proposed activity. (**Block 19**)
- ☐ For Fill and Excavation Activities provide the following (**Blocks 20 through 22**):
 - ☐ Describe the area to be filled; i.e. wetlands or open water and give dimension in square feet or acres
 - ☐ Describe the quantity of fill material to be used in cubic yards
 - ☐ Describe the type and composition of the fill material and its source (i.e. rock, sand, clay, concrete, etc.)
 - ☐ Describe any temporary construction and access fills that may be required
- ☐ Provide a statement to show how the proposed impacts to waters of the U.S. (i.e. wetlands, surface waters, etc.) have been avoided, minimized, and compensated; or a brief description of why you believe mitigation is not required (**Block 23**)
- ☐ If work has begun or has been completed please provide a brief description of the completed activities. (**Block 24**)
- ☐ Provide the names and mailing addresses of the Adjoining Property Owners, Lessees, etc. whose property adjoins the project site or who may be affected by the proposed activity. (**Block 25**)
- ☐ Indicate if you have applied for or received authorization from other federal, state, or local agencies for the project. (**Block 26**)
- ☐ Provide the signature of the applicant or authorized party. (**Block 27**)

Drawing and Illustration Information:

- ☐ Provide location map indicating site location and boundaries.
- ☐ Provide overlay of site conditions (i.e. wetlands and/or surface waters) with the proposed activity
- ☐ Provide separate plan view and cross-sectional drawings for existing and proposed site conditions.
- ☐ Provide black and white legible plan view drawings on 8 1/2" X 11" sized paper to include:
 - ☐ North arrow
 - ☐ Dimensions of existing and proposed activity(ies)
 - ☐ Total plan of development
 - ☐ Indicate the location of cross-sectional views
 - ☐ Dimensions of site conditions to include the location of waters of the U.S.
- ☐ Provide black and white legible cross-sectional drawings on 8 1/2" X 11" sized paper to include:
 - ☐ Dimensions of proposed work
 - ☐ Indicate the mean/ordinary high water line and mean/ordinary low water line for project adjacent to waters of the U.S.

Supplemental Drawing Information:

- ☐ For In-Water Activities:
 - ☐ Indicate the height above the mean high water line, especially for docks or other in-water structures
 - ☐ Indicate the length of shoreline
 - ☐ Indicate the location of any vegetation along the shoreline and in-water resources (i.e. seagrasses, oysters, coral)
 - ☐ Volume of dredge material noted on the drawing if applicable
 - ☐ Existing and proposed water depths if dredging is proposed
 - ☐ Distance to any Federal Channel and width of waterway
- ☐ For Fill or Excavation Activities:
 - ☐ Label area to be filled and/or excavated in acres or square feet
 - ☐ Distances of proposed activities to avoided resources.

PROJECT NARRATIVE

The project being requested for a pre-application review consists of the installation of a new seawall system and development along North Front Street on the Amelia River in Fernandina Beach, Florida. The project involves three adjacent property owners consisting of:

- | | |
|---|---|
| A. City of Fernandina Beach
Lot 101 City of Fernandina Beach
204 Ash Street
Fernandina Beach, FL 32034 | Parcel ID: 00-00-31-1760-0001-0000
N 30 40' 21" / W 81 27' 53" |
| B. Lot 105 Front Street Development LLC
2970 New Paces Ferry
Atlanta, GA 30339 | Parcel ID: 00-00-31-1760-0003-0000
N 30 40' 23" / W 81 27' 52" |
| C. Lot 121 Anne B. Kavanaugh
112 N 6 th Street
Fernandina Beach, FL 32034 | Parcel ID: 00-00-31-1760-0004-0000
N 30 40' 25" / W 81 27' 52" |

The construction will involve the installation of a new steel sheet pile bulkhead system, approximately 1,000 lf across 3 properties and be riverward of the Mean High Water Line to provide for resiliency from storm surge and sea level rise as well as development of the uplands on each property. The construction would likely involve barge mounted cranes for the sheet pile and cap installation. Development between the new bulkhead and the uplands will possibly be a combination of granular fill and pile supports. Installation of the new wall will provide flood protection not only to the 3 riverfront properties but also to the City's low-lying downtown areas as well as the active rail system along Front Street. The intent is that the top of the bulkhead system to be set at elevation 9.0 NGVD88.

The alignment of the proposed bulkhead was developed to not adversely impact near shore river currents by providing a more linear footprint versus having a jagged, irregular alignment along the upland properties edge that would create pockets of adverse river sediment accumulation and disruption of current flows in the near shore areas. No dredging or excavations are intended except for removal of shoreline debris and rubble. Proposed bulkhead alignment will be no closer than 200 ft from the existing eastern boundary line of the Federal Navigational Channel for Amelia River.

The new bulkhead would commence at the southern property line at 101 N Front Street and will terminate at the northern end of the 121 N Front Street property. The project will include bulkheads perpendicular to the proposed seal at its southern and northern terminus to encapsulate the upland portions of the three properties in the project as shown on the attached exhibit.

Description of Properties:

City of Fernandina Beach Lot 101

Total Acreage: 0.71 ac

Acreage of water on site: 0.37 ac

Acreage of water impacted by bulkhead: 0.16 ac

Linear ft of bulkhead: 180 lf

No development or structures currently on property except shoreline debris

Front Street Development, LLC Lot 105

Total Acreage: 0.66 ac

Acreage of water on site: 0.33 ac

Acreage of water impacted by bulkhead: 0.13

Linear ft of bulkhead: 180 lf

Existing building structure currently on property

Anne B. Kavanaugh Lot 121

Total Acreage: 0.63 ac

Acreage of water on site: 0.33 ac

Acreage of water impacted by bulkhead: 0.13 ac

Linear ft of bulkhead: 180 lf

No structures or development currently on property

Exhibits

Exhibit A: Conceptual layout of the properties and bulkhead alignment

Exhibit B: Butler Act Map

Exhibit C: Property Location



City of Fernandina Beach

Charles George, P.E.

City Engineer

cgeorge@fbfl.org
SEP 19 2022 PM 12:52

CITY CLERK'S OFFICE

CITY OF FERNANDINA BEACH

August 30, 2022

N. Front Street Property Owners (select)
[VIA HAND DELIVERY]

In 2004, the City of Fernandina Beach developed a Waterfront Area Community Redevelopment Plan (the "Plan"). Over the course of the intervening years, the community has completed several of the original goals identified in the Plan. One key goal, though, has been elusive:

The City should partner with the developer(s) of these parcels to assist in capital improvement and on-going maintenance costs if any additional bulkhead improvements are desired to compliment development of private facilities.
(Waterfront Area Community Development Plan, 2004; p. 23)

The City has recently established waterfront resiliency as a critical community effort. This effort will protect the economic vitality of downtown Fernandina Beach from tidal flooding, storm surges, and sea level rise. Recent discussions with several affected private waterfront property owners have been productive.

The owners agree that a collaborative effort to construct a bulkhead along the Amelia River waterfront (in general, parallel to N. Front Street) would be more effective than disjointed individual efforts. For this reason, the City will prepare the necessary documents to initiate the approval process with the appropriate regulatory agencies.

The signatories of this correspondence agree to be part of this bulkhead effort. City staff has prepared a preliminary sketch illustrating the proposed placement of the bulkhead. City staff will lead and coordinate design efforts. For resiliency and flood protection from storm surges and sea level rise, the design of the new bulkhead will incorporate a minimum top of bulkhead cap elevation of 9.00 NAVD88 to prevent flooding in the adjacent landside areas. When the design and permitting phases have been completed, and approved for construction, each property owner will be responsible for the construction costs of the bulkhead on their property, including the sheet pile installation, any backfill, bulkhead anchorages, and bulkhead cap, up to a top of cap elevation of 7.00. The City will be responsible for the additional height of the bulkhead cap to elevation 9.00.

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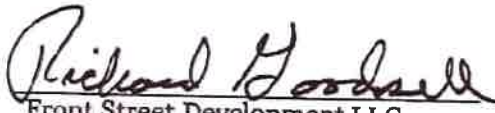
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Front Street Development LLC

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FRONT STREET
SECTIONS 21, 22 & 27 - TWP3N - RGE28E
NASSAU COUNTY
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Exhibit B

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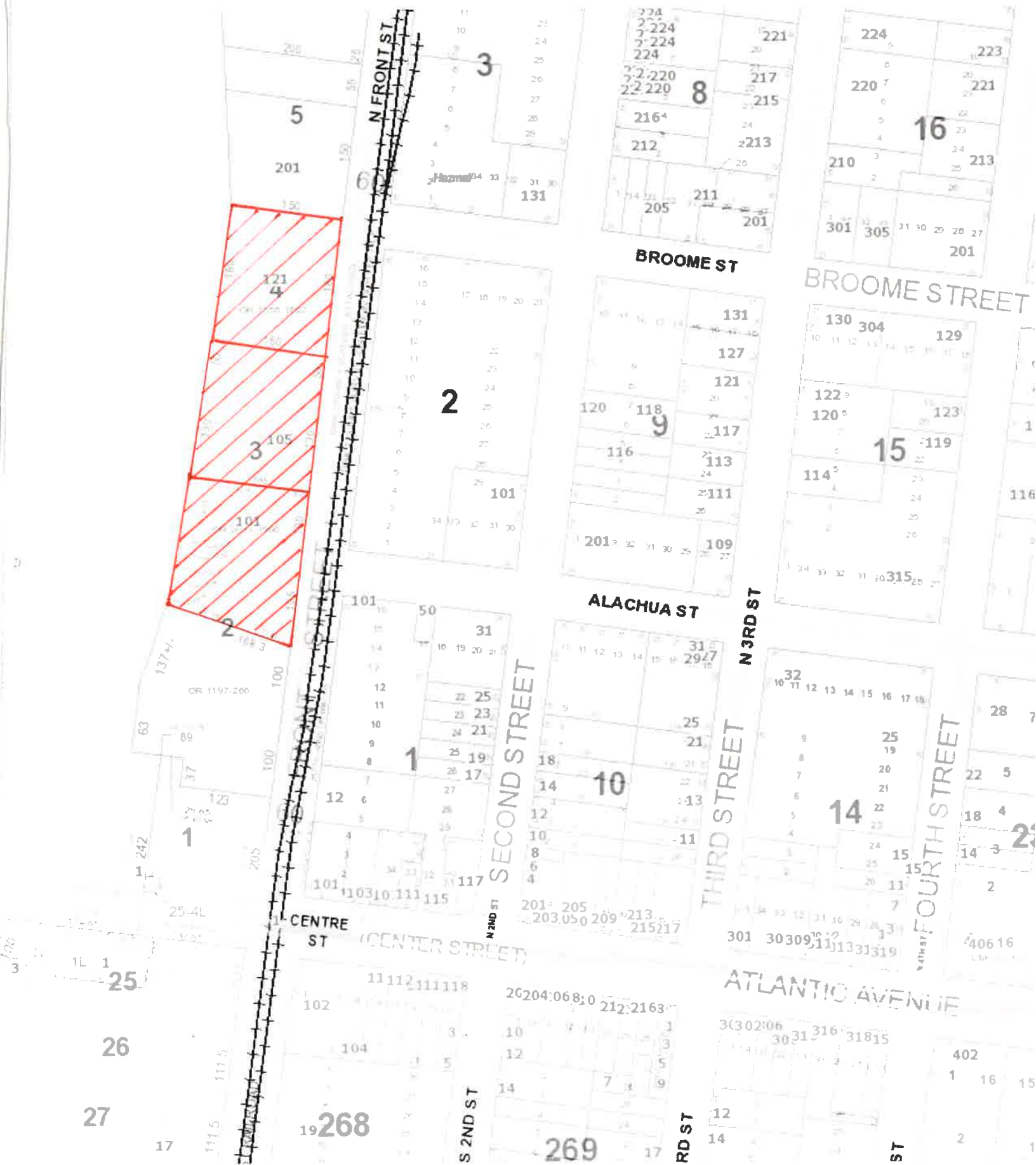
N

GRAPHIC SCALE

60 120 240

IN FEET

THIS IS NOT A SURVEY





Florida Department of Environmental Protection
3900 Commonwealth Blvd
Tallahassee, Florida

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City of Fernandina Beach
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Dale Martin
City Manager



City of Fernandina Beach

12 /7/2022

City Manager

dmartin@fbfl.org

St Johns River Water Management District
7775 Baymeadows Way Suite 102
Jacksonville, Florida 32256

Re: Request for Pre-application Meeting
City of Fernandina Beach
Proposed Resiliency Seawall along three properties on Amelia River
Proposed Seawall Alignment Request

Dear Sirs

The City of Fernandina Beach, Florida is requesting a pre-application meeting with the U.S Army Corps of Engineers, St Johns River Management District, and Department of Environmental Protection to discuss the City's proposed alignment of a new resiliency seawall on three contiguous waterfront properties on the Amelia River.

Please find enclosed pre-application request along with supporting documents and exhibits.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads "Dale Martin".

Dale Martin
City Manager