



**AGENDA
TOWN HALL MEETING
JUNE 24, 2025
5:00 PM
CITY COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT**
 - 3.1 BRETT'S WATERWAY CAFE - REPLACEMENT DESIGN CONCEPTS** - *The City of Fernandina Beach welcomes public input related to the redevelopment of the Brett's Waterway Cafe.*
 - 3.2 DOWNTOWN PAID PARKING** - *The City of Fernandina Beach welcomes public input related to premium paid parking within the Downtown area.*
- 4. 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 Attorney.

CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Brett's Waterway Café – Replacement Design Concepts

ITEM TYPE: Discussion

REQUESTED ACTION:

SYNOPSIS: The City of Fernandina Beach welcomes public input related to the redevelopment of the Brett's Waterway Cafe.

FISCAL IMPACT: Fiscal impact will be based upon City Commission direction.

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Jeremiah Glisson, Deputy City Manager 5/21/2025

Sarah Campbell, City Manager 5/21/2025

Caroline Best

Date: April 22, 2025

Submitted By: Caroline Best, City Clerk

COMMISSION ACTION:

Amelia Riverfront Restaurant Demolition and Re-development Study

City of
Fernandina Beach

May 6, 2025



PASSERO
engineering architecture

Study Purpose



PURPOSE

Due to concern for public safety given the current condition of the structure, the City of Fernandina Beach has contracted Passero Associates to provide demolition costs, permitting implications, and investigate re-development alternatives for the Restaurant upon expiration of the Brett's Waterway Café lease.

SCOPE



Demolition: Determine anticipated demolition costs for the Restaurant, support structure beneath, and bulkhead beneath the facility.

Re-Development: Provide five (5) re-development concepts including a study of permit complexity, Rough Order of Magnitude (ROM) construction costs, and anticipated construction duration for each alternative.

Exposed prestressing strands of the double tee showing severe deflection. (*Passero 2021 Amelia Riverfront Resiliency Phase 3 Study*)



GOALS

Maintain marina access and operations throughout demolition and reconstruction, including fuel system functionality.

Demolition and Re-Development Alternatives

Demolition requires a phased approach:

- 1 Improve South side boardwalk/
timber deck
- 2 Relocate utilities & fuel lines to
new utility yard and route beneath
boardwalk.
- 3 **Demolish the structure**
- 4 Construct new bulkhead
- 5 Construct selected re-development alternative



Re-Development Alternatives:

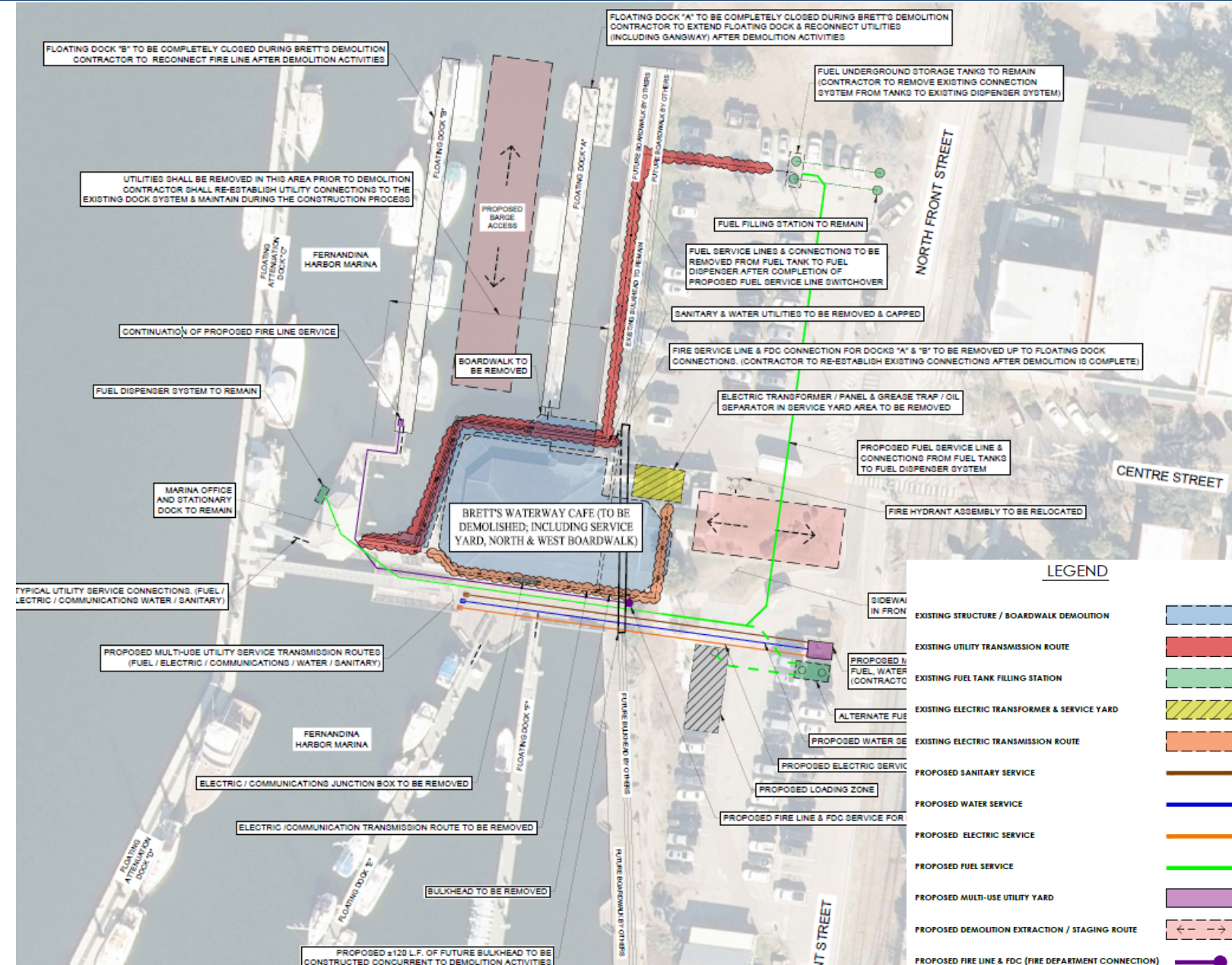
1. Nothing to be placed in the restaurant footprint
2. Open timber deck
3. Open timber deck with pavilion
4. Building/restaurant (landward side)
5. Combination of 3 and 4

Demolition

Summary of Magnitude of Demolition Costs

Item of Work	Low End	High End
Mobilization	\$200,000	\$400,000
Utility & Fuel Line Relocation	\$600,000	\$800,000
Building Demolition	\$350,000	\$500,000
Bulkhead Demo & Replacement	\$2,000,000	\$2,200,000
Boardwalk & Guardrail	\$15,000	\$18,000
Debris Removal & Dredging	\$350,000	\$750,000
Vibration Monitoring	\$40,000	\$60,000
Existing Pier Resurface Deck & Guardrail	\$200,000	\$300,000
Environmental BMPs	\$125,000	\$175,000
Total Estimated Range of Costs	\$3,880,000	\$5,203,000

Note: Cost ranges are for estimation purposes only. Final pricing will depend on market conditions at the time of bidding.













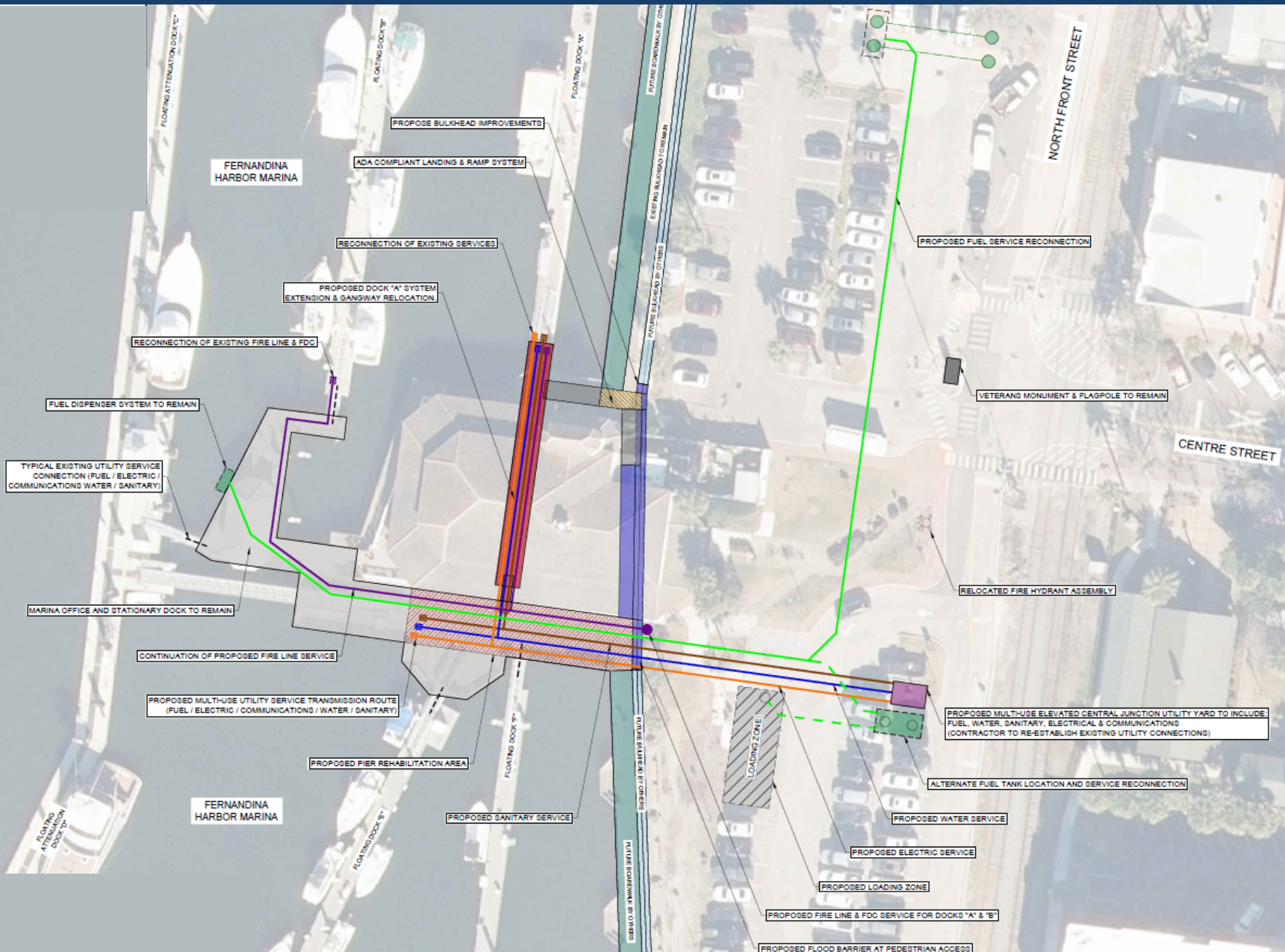
Re-Development Option 1: Floating Dock 'A' Extension

Summary of Magnitude of Demolition Costs

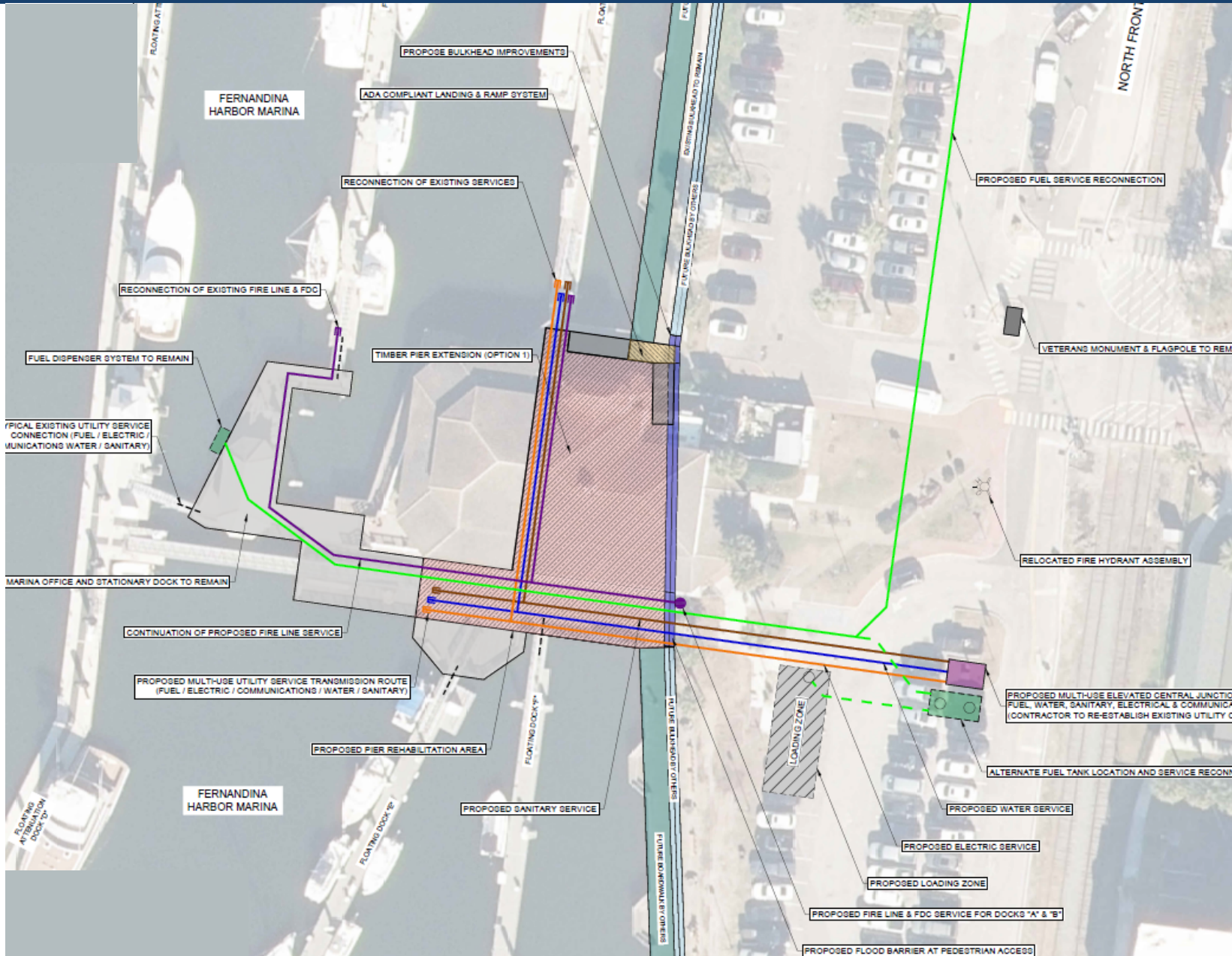
Item of Work	Low End	High End
Floating Dock 'A' Extension	\$300,000	\$365,000
Total Estimated Range of Costs	\$300,000	\$365,000

LEGEND

PROPOSED DOCK SYSTEM IMPROVEMENTS	
PROPOSED SANITARY SERVICE	
PROPOSED WATER SERVICE	
PROPOSED ELECTRIC SERVICE	
PROPOSED FUEL SERVICE	
PROPOSED MULTI-USE UTILITY YARD	
PROPOSED BOARDWALK REHABILITATION AREA	
PROPOSED BULKHEAD REHABILITATION AREA	
FUTURE BOARDWALK (BY OTHERS)	
FUTURE BULKHEAD (BY OTHERS)	



Re-Development Option 2A: Timber Pier Extension to Dock 'A'



Summary of Magnitude of Demolition Costs

Item of Work	Low End	High End
Timber Pier Extension	\$840,000	\$1,100,000
Timber Pier Extension Guardrail	\$30,000	\$35,000
Total Estimated Range of Costs	\$870,000	\$1,135,000

LEGEND












PROPOSED SANITARY SERVICE	
PROPOSED WATER SERVICE	
PROPOSED ELECTRIC SERVICE	
PROPOSED FUEL SERVICE	
PROPOSED MULTI-USE UTILITY YARD	
PROPOSED DECKING IMPROVEMENTS	
PROPOSED BOARDWALK REHABILITATION AREA	
PROPOSED BULKHEAD REHABILITATION AREA	
PROPOSED ADA COMPLIANT RAMP SYSTEM	
FUTURE BOARDWALK (BY OTHERS)	
FUTURE BULKHEAD (BY OTHERS)	

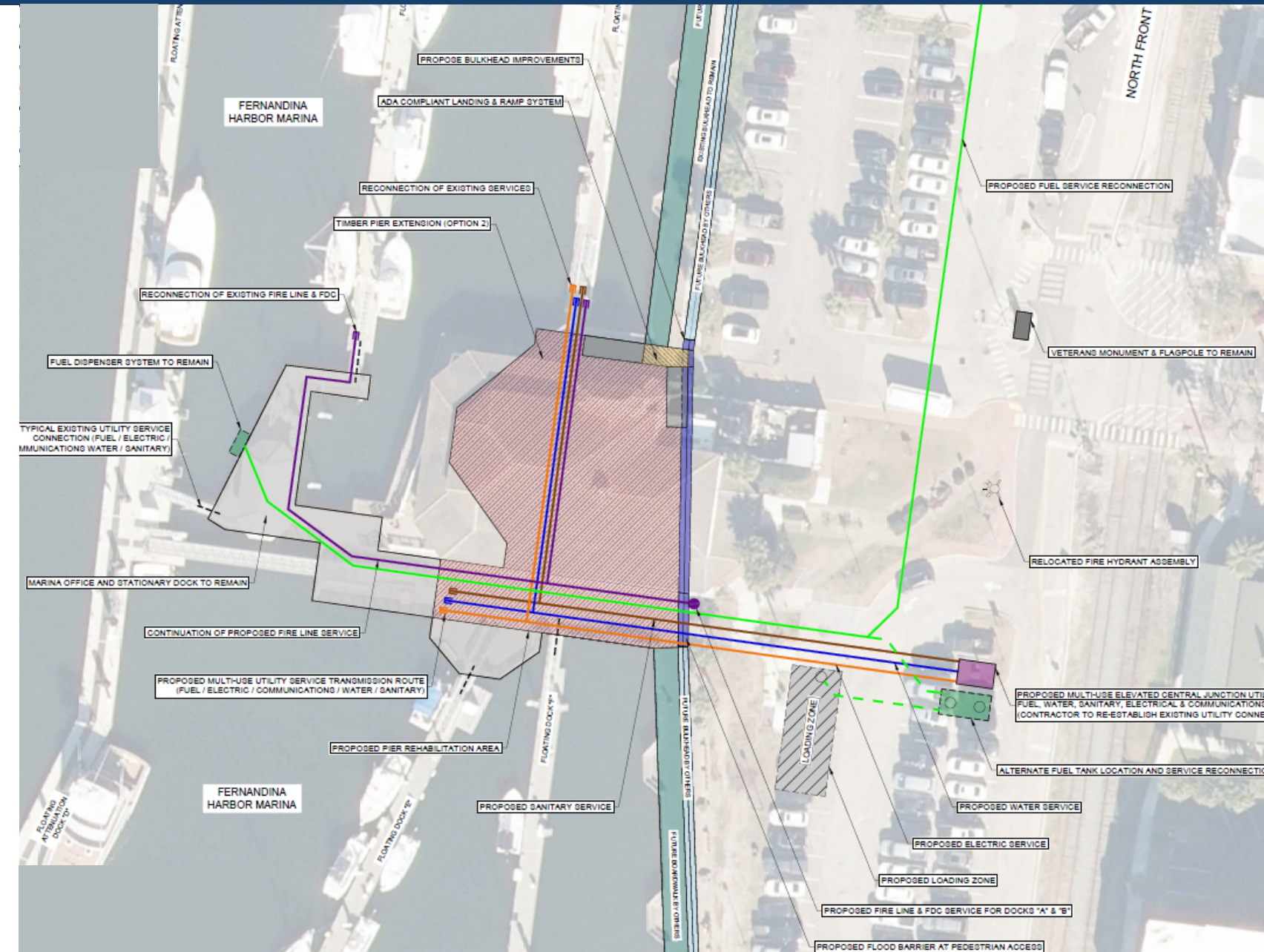
Re-Development Option 2B: Timber Pier Extension

Summary of Magnitude of Demolition Costs

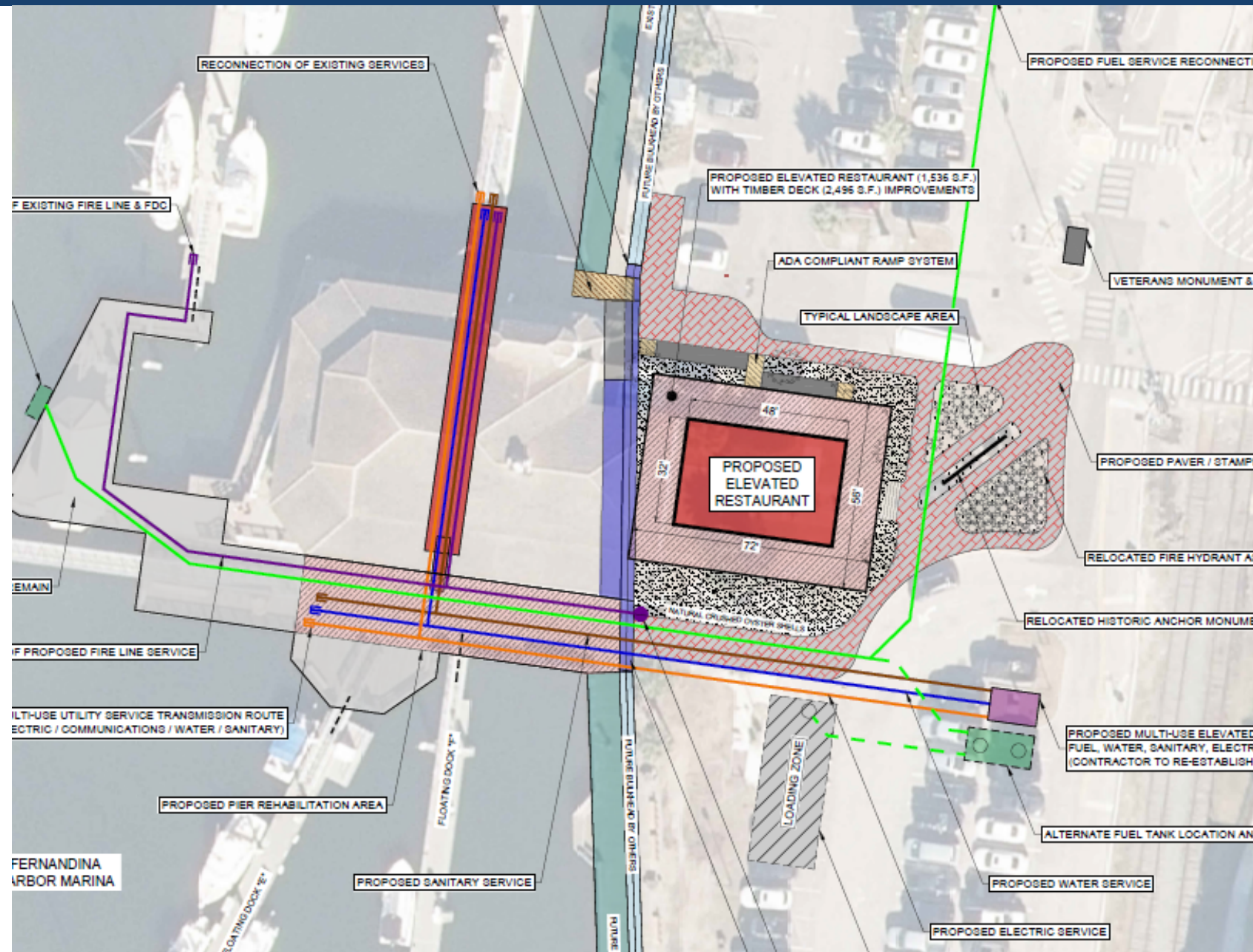
Item of Work	Low End	High End
Timber Pier Extension	\$1,290,000	\$1,620,000
Timber Pier Extension Guardrail	\$35,000	\$40,000
Total Estimated Range of Costs	\$1,325,000	\$1,660,000

LEGEND

PROPOSED SANITARY SERVICE	
PROPOSED WATER SERVICE	
PROPOSED ELECTRIC SERVICE	
PROPOSED FUEL SERVICE	
PROPOSED MULTI-USE UTILITY YARD	
PROPOSED DECKING IMPROVEMENTS	
PROPOSED BOARDWALK REHABILITATION AREA	
PROPOSED BULKHEAD REHABILITATION AREA	
PROPOSED ADA COMPLIANT RAMP SYSTEM	
FUTURE BOARDWALK (BY OTHERS)	
FUTURE BULKHEAD (BY OTHERS)	



Re-Development Option 4: Landward Restaurant with Dock 'A' Extension



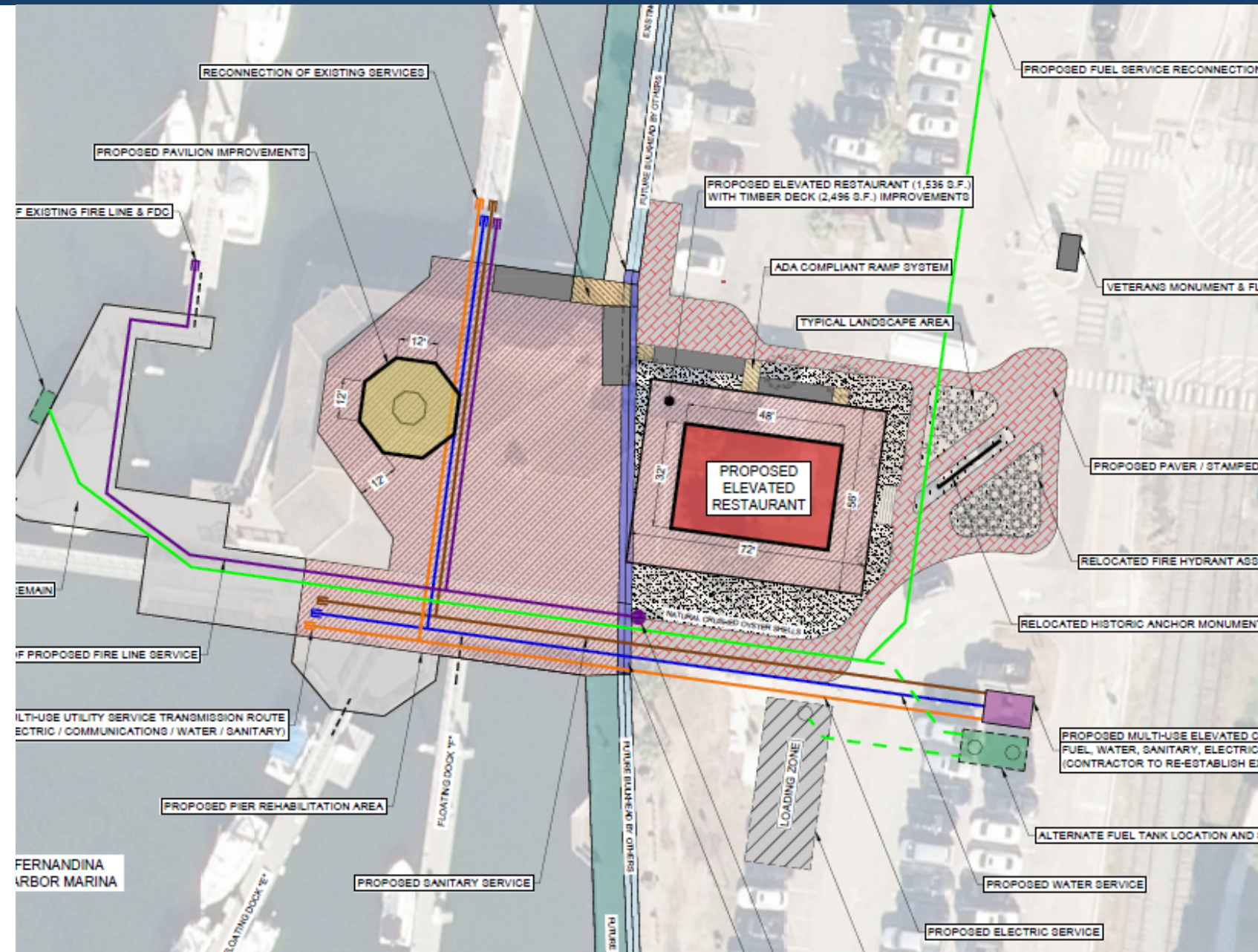
Summary of Magnitude of Demolition Costs

Item of Work	Low End	High End
Floating Dock 'A' Expansion	\$300,000	\$365,000
Landside Restaurant (less than 2,000 SF)	\$1,000,000	\$1,200,000
Total Estimated Range of Costs	\$1,300,000	\$1,565,000

LEGEND

- PROPOSED RESTAURANT IMPROVEMENTS
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED FUEL SERVICE
- PROPOSED MULTI-USE UTILITY YARD
- PROPOSED DECKING IMPROVEMENTS
- PROPOSED PAVILION IMPROVEMENTS
- PROPOSED BOARDWALK REHABILITATION AREA
- PROPOSED BULKHEAD REHABILITATION AREA
- FUTURE BOARDWALK (BY OTHERS)
- FUTURE BULKHEAD (BY OTHERS)

Re-Development Option 5: Landward Restaurant with Pier and Pavilion



Summary of Magnitude of Demolition Costs

Item of Work	Low End	High End
Timber Pier Extension	\$1,290,000	\$1,615,000
Timber Pier Extension Guardrail	\$35,000	\$40,000
Pavilion	\$175,000	\$210,000
Landside Restaurant (less than 2,000 SF)	\$1,000,000	\$1,200,000
Total Estimated Range of Costs	\$2,500,000	\$3,070,000

LEGEND

- PROPOSED RESTAURANT IMPROVEMENTS
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED FUEL SERVICE
- PROPOSED MULTI-USE UTILITY YARD
- PROPOSED DECKING IMPROVEMENTS
- PROPOSED PAVER SIDEWALK IMPROVEMENTS
- PROPOSED PAVILION IMPROVEMENTS
- PROPOSED BOARDWALK REHABILITATION AREA
- PROPOSED BULKHEAD REHABILITATION AREA
- FUTURE BOARDWALK (BY OTHERS)
- FUTURE BULKHEAD (BY OTHERS)





CITY COMMISSION AGENDA ITEM
City of Fernandina Beach



SUBJECT: Downtown Paid Parking

ITEM TYPE: Discussion

REQUESTED ACTION:

SYNOPSIS: The City of Fernandina Beach welcomes public input related to premium paid parking within the Downtown area.

FISCAL IMPACT: Fiscal impact will be based upon City Commission direction.

CITY ATTORNEY COMMENTS: N/A

CITY MANAGER RECOMMENDATION(S): N/A

Jeremiah Glisson, Deputy City Manager 5/21/2025

Sarah Campbell, City Manager 5/21/2025

Caroline Best

Date: April 29, 2025

Submitted By: Caroline Best, City Clerk

COMMISSION ACTION:

City Commission Workshop

Paid Parking Downtown

April 1, 2025



FERNANDINA BEACH
FLORIDA

Why Paid Parking?

- Priority goal set by the City Commission at the 2025 Visioning Session; tasked by previous Commissions to develop alternative revenue streams outside of taxes
- Manages and improves parking availability; improves turnover of spaces within the Downtown area
- Creates a dependable revenue stream to fund Downtown improvements and ongoing maintenance/repairs
- **Shifts the cost of maintenance/improvements from the taxpayer to the user**

What have we learned?

- There is no FREE parking; someone pays for infrastructure & maintenance
- Need a program for paid **premium parking**; not requirement for all parking spaces
- Need a parking program that **benefits taxpayers**
- Need a parking program that provides parking **enforcement/vehicle turnover**
- Need a parking program that links revenue to identified projects and improvements



Population Growth

- **Population Growth in the City**
 - 1970s: Population was around 7,800
 - Today: Population is just over 13,900
- **Population Growth in Nassau County**
 - 1970s: Population was 28,700
 - Today: Population is more than 100,000
 - Predicted Growth: Expected to grow to 138,500 in 10 years; double by 2050
- **Vehicle Registration Increase**
 - Fifty years ago: 25,000 registered vehicles
 - Today: Over 90,000 registered vehicles*

*Applies current ratio of people to registered vehicles



Tourism Impact

- **We see 1.3 million visitors per year**
- **Tourism in the 1970's**
 - Nearly nonexistent, rebirth of Fernandina
- **Tourism in 2023**
 - Significant increase in visitors
 - 79% of Amelia Island visitors explore our Downtown
- **Impact on Infrastructure**
 - Approximately 459,000 additional cars on roads and parking lots
 - **Downtown footprint has remained the same.**

Source: Amelia Island Tourist Development Council

What would the revenue be used for?

Downtown – Capital

Downtown Revitalization – Sidewalks/Electrical/Lighting/Landscaping

Demolition & Replacement of Brett's (#1 Commission Priority for 2025)

Street Resurfacing

Construction of seawall segments

What would the revenue be used for?

Downtown – Operational (\$450k)

R&M to public facilities (buildings/parking lots/park space)

Maintenance of landscaping, irrigation, and lighting

Utility expenses (electrical/water/garbage)

Benches, pedestals, curbing, striping

Revenue: taxes vs user fee

Revenue by millage (taxes)

- Approx 14,000 residents
- Approx 8,000 taxpayers
- Currently millage is \$4.683/\$1,000 value
- **.5 millage (10% increase in taxes) generates \$2 million/year**

Revenue by paid parking (user fee)

- Approx 1.3 million visitors
- Approx 14,000 residents
- Net projected revenue of **\$1.5 – 2.5 million**
 - Annual permits
 - Transient parking
 - Traffic Citations

Dive into the parking revenue



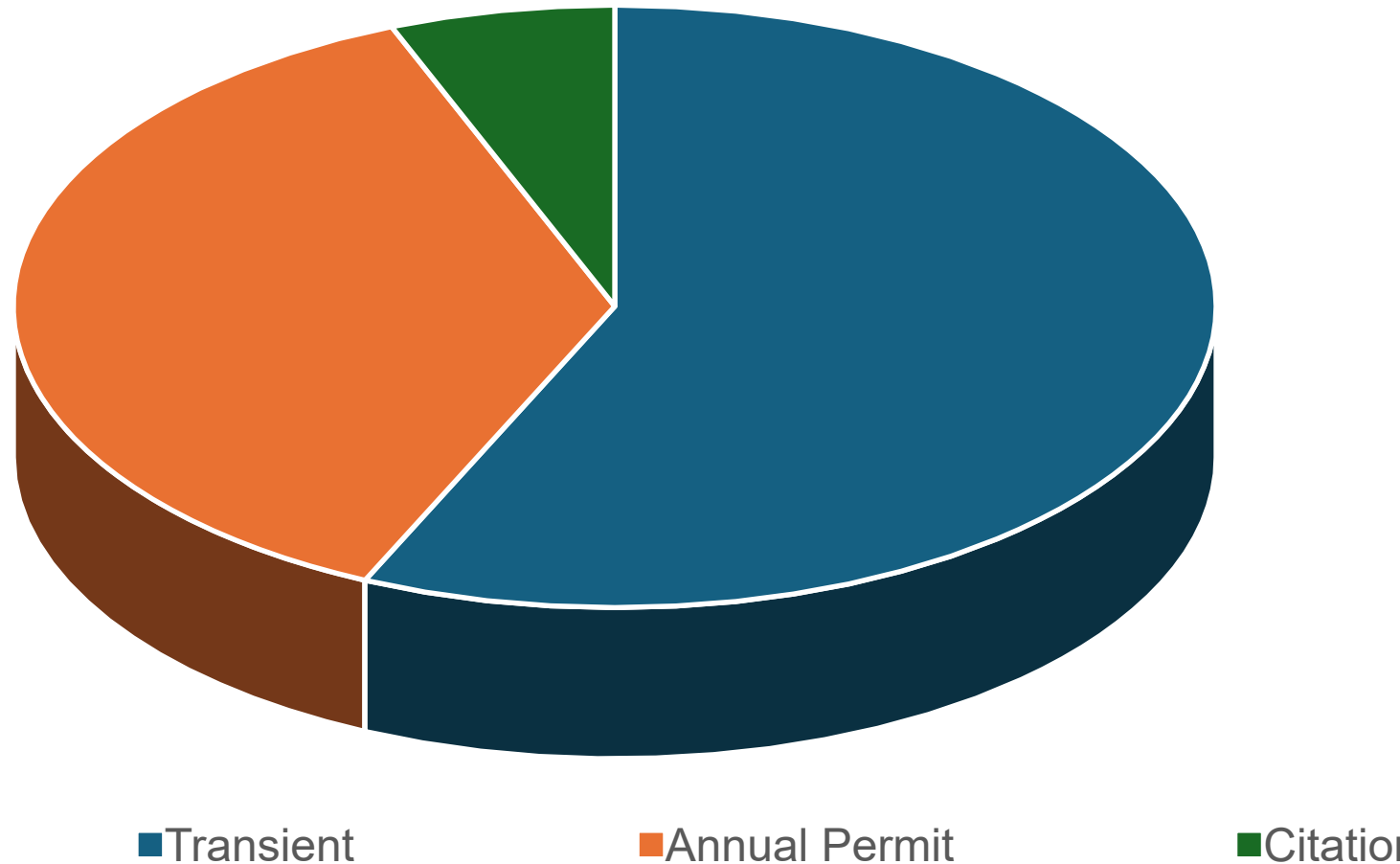
Gross Revenue \$2,218,040

- Transient fees
- Annual permits
- Enforcement / Citation

Expenses \$237,264

- Salaries/wages
- Passport Enforcement
- Signage
- Data Processing
- Management fee

Revenue Generation



Revenue Assumptions

- Transients – 1.3 million visitors per year at an hourly rate
- Annual permit holders - 25% of island resident population
- Hours of paid parking (10a – 8p, 7 days/week)
- Exemption for special event days
- Occupancy rates computed at a 70% average
- Enforcement / Citation revenue at 5-7%
- All elements of paid parking program will be outsourced

**Approx 90 spaces in lots
A&B
Approx 660 spaces in
Downtown core**



**Approx 1800 total spaces in the Downtown
area**

Change in technology

- No meters or permit kiosks needed; maintains sense of place
- Contactless payments, QR code systems
- Fully outsourced options (signage, enforcement, payment processing, implementation)
- Dynamic-price parking options
(I.E. – Sunday church times, special events, low & high demand times, ADA spaces, etc.)



Planned Steps forward...

Proceed with RFP for Premium Paid Parking

- Create pricing to provide bulk discounts (annual permits) for local residents
- Establish downtown core boundary for Premium Paid Parking
- Contactless, license plate registration system
- Fully outsource implementation & enforcement (turnkey)

Implementation Strategy

Program Implementation

Issue RFP (45 days)

Evaluation (15 days)

Community & Board
Engagement (45 days)

Contract negotiations (30
days)

Adopt by Resolution (30
days)

Program activation (60 days)

Budgeting

Develop budget for Paid
Parking

Lock funding to Downtown
operations & capital

Update Master Fee
Schedule (75 days)

Revenue Loan

Issue RFP for revenue
loan with a (CB&A) pledge
with revenue generated from
paid parking (60 days)

Evaluation (15 days)

Adopt by Resolution (30
days)

City Commission Workshop

Paid Parking Downtown

Discussion???

April 1, 2025



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