

WATERWAYS COMMISSION

# RELATED GROUP DEVELOPMENT

Downtown Investment Authority

# Overall Site Plan

# Related Group Development





# Public Space Improvements

Reconstruction of the  
Marina Docks with  
Transient Slip Availability

Reconfiguration of the St.  
Johns Marina and Parking

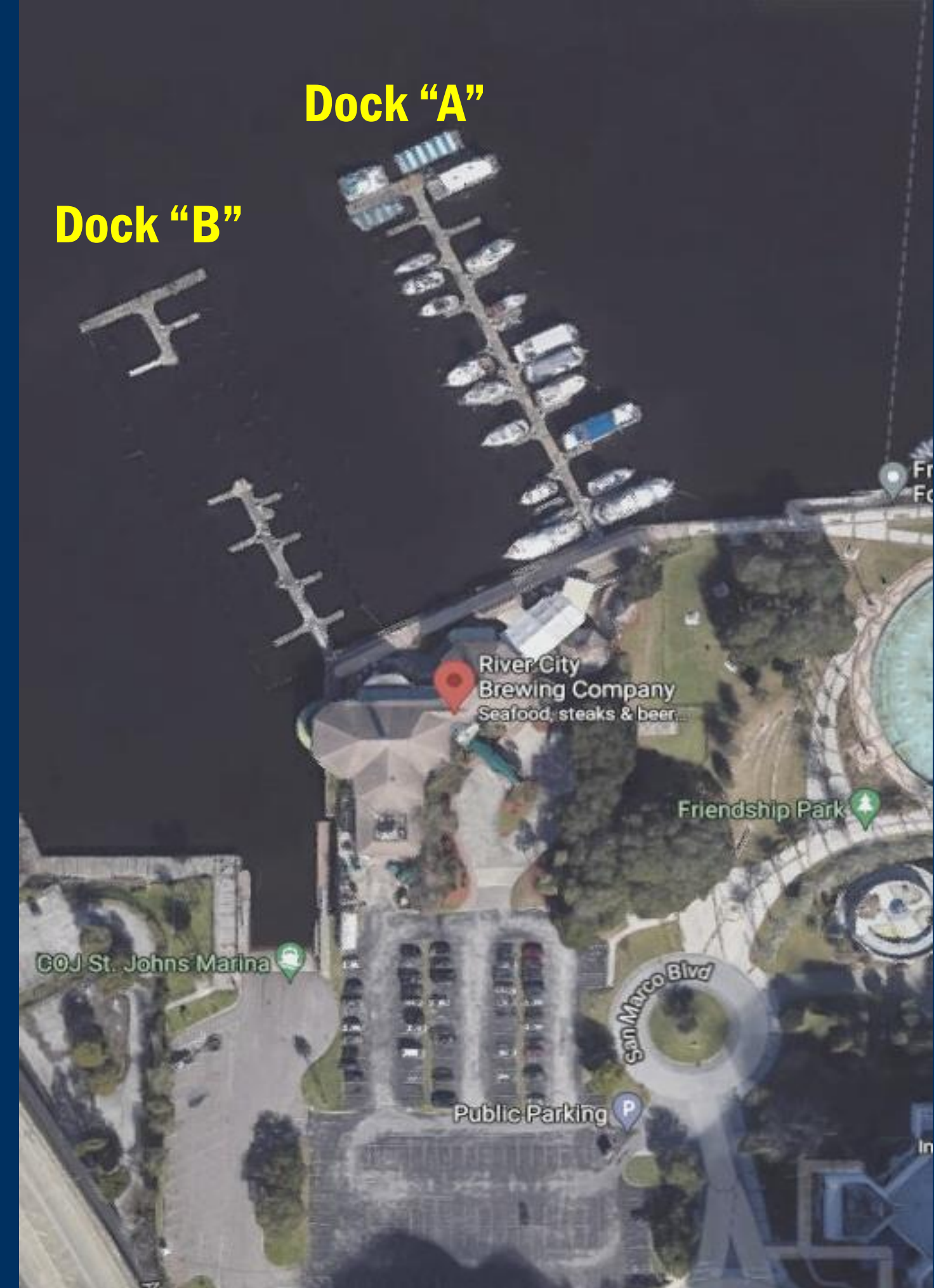
Ship's Store/Marina Office  
to be Built on the Site

Riverwalk Improvements

# Marina Upgrades

## Related Development - Southbank

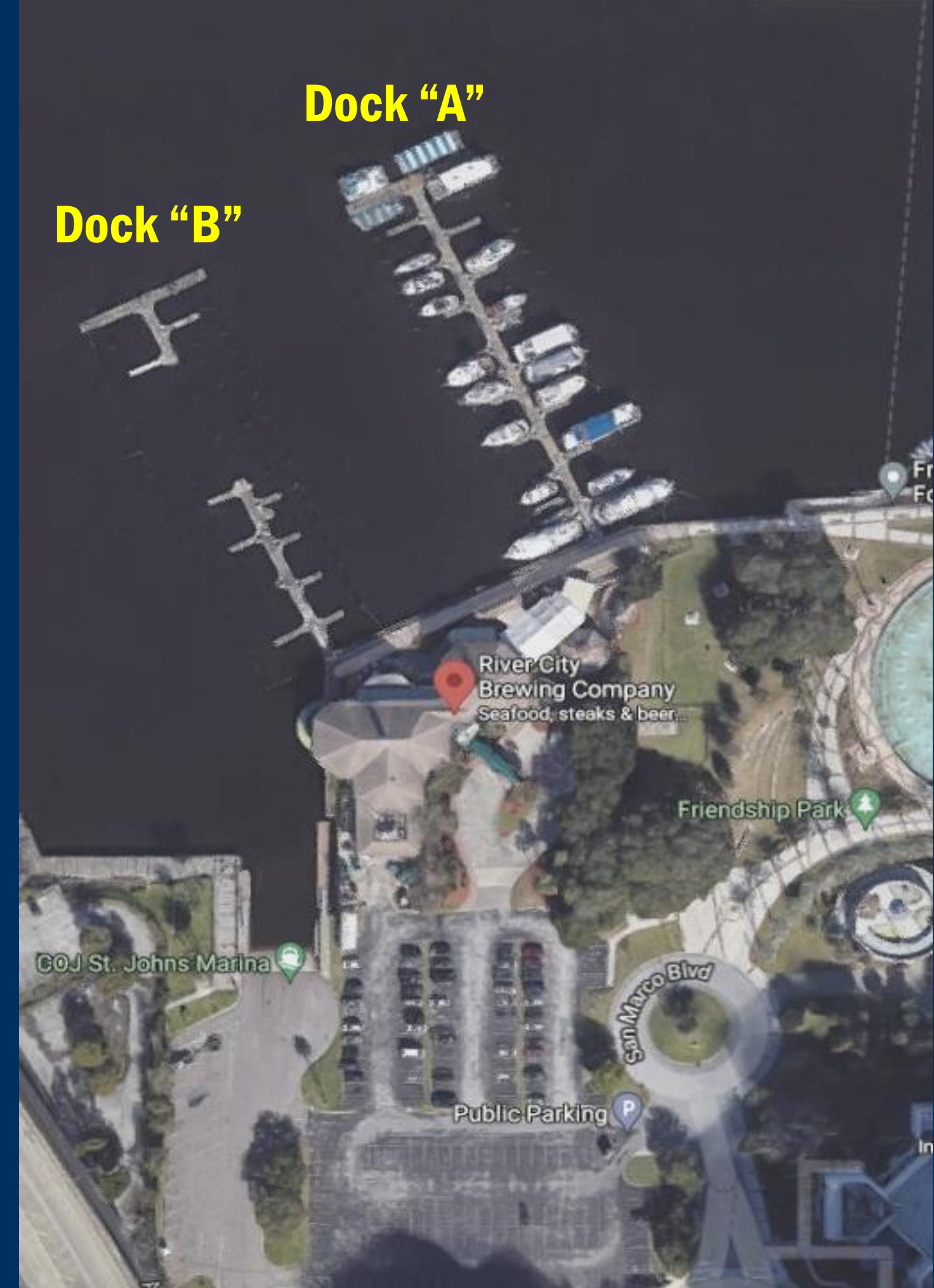
- Existing Dock “B” pilings will be removed and a new dock with 31 slips and fuel pumps will be built in its place.
  - ✓ *Provides line of site between fuel pumps and Ship’s Store / Marina Office*
  - ✓ *Provides straight line and shorter run for fuel lines from tank location*
- Existing Dock “A” will be removed and considered for replacement in the future by Developer at its cost.



# Marina Upgrades

## Related Development - Southbank

- City of Jacksonville to enter into the Submerged Land Lease and own all improvements
- Transient dockage slips will continue to be offered to the public during the term of this agreement.
  - ✓ *31 Slips total*
  - ✓ *11 long term (no liveaboard)*
  - ✓ *10 Transient up to 48 hours*
  - ✓ *10 Transient up to 4 hours*
- City to fund \$1,143,807 in marina improvements



# Fuel Tank Relocation

## Related Development - Southbank

- A** Approximate current location of the underground fuel tanks
- B** Approximate *relocation* of the above ground fuel tanks
  - ✓ *Improves resiliency*
  - ✓ *Improves access*
  - ✓ *Landscaping in this area subject to COJ design and may not be as shown*
- C** Location of the Ship's Store / Marina Office

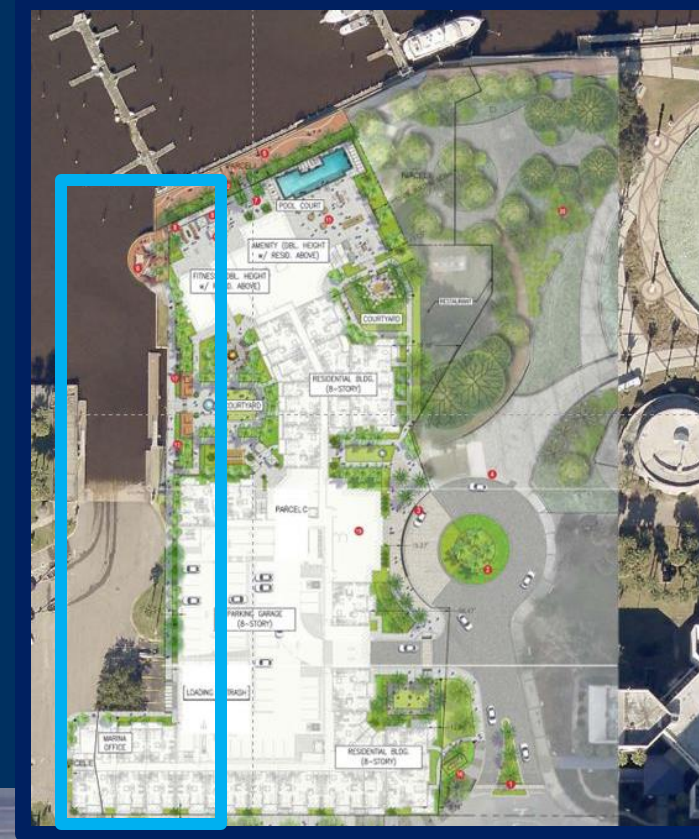


# Ship's Store / Marina Office

## Related Development - Southbank

### Ship's Store / Marina Office

- ✓ Minimum of 1,000 square feet
- ✓ Offers Ice, Snacks, Sundries
- ✓ Open/Staffed 8 a.m. to 6 p.m. each day, minimum
- ✓ Bathroom for boaters during operating hours
- ✓ Ship's Store and Marina to be operated by Related Group under a negotiated operating agreement with COJ – DIA



# St. Johns Marina

## Hammerhead Boat Ramp

### Access Option

- Improvements coordinated with COJ Public Works
- Boat Ramp access and parking to be redesigned by COJ
- Access is expected to be through the FDOT parking lot located underneath the Acosta Bridge
- Pad located in top left corner under consideration as a future site for a fish camp style restaurant similar in size and offerings to Safe Harbor, located at the boat ramp adjacent to Beach Marine on Beach Boulevard
- DIA to fund \$1,650,380 for parking lot, boater access, and fuel tank relocation





# Acosta Bridge

## *Parking Underneath Bridge*

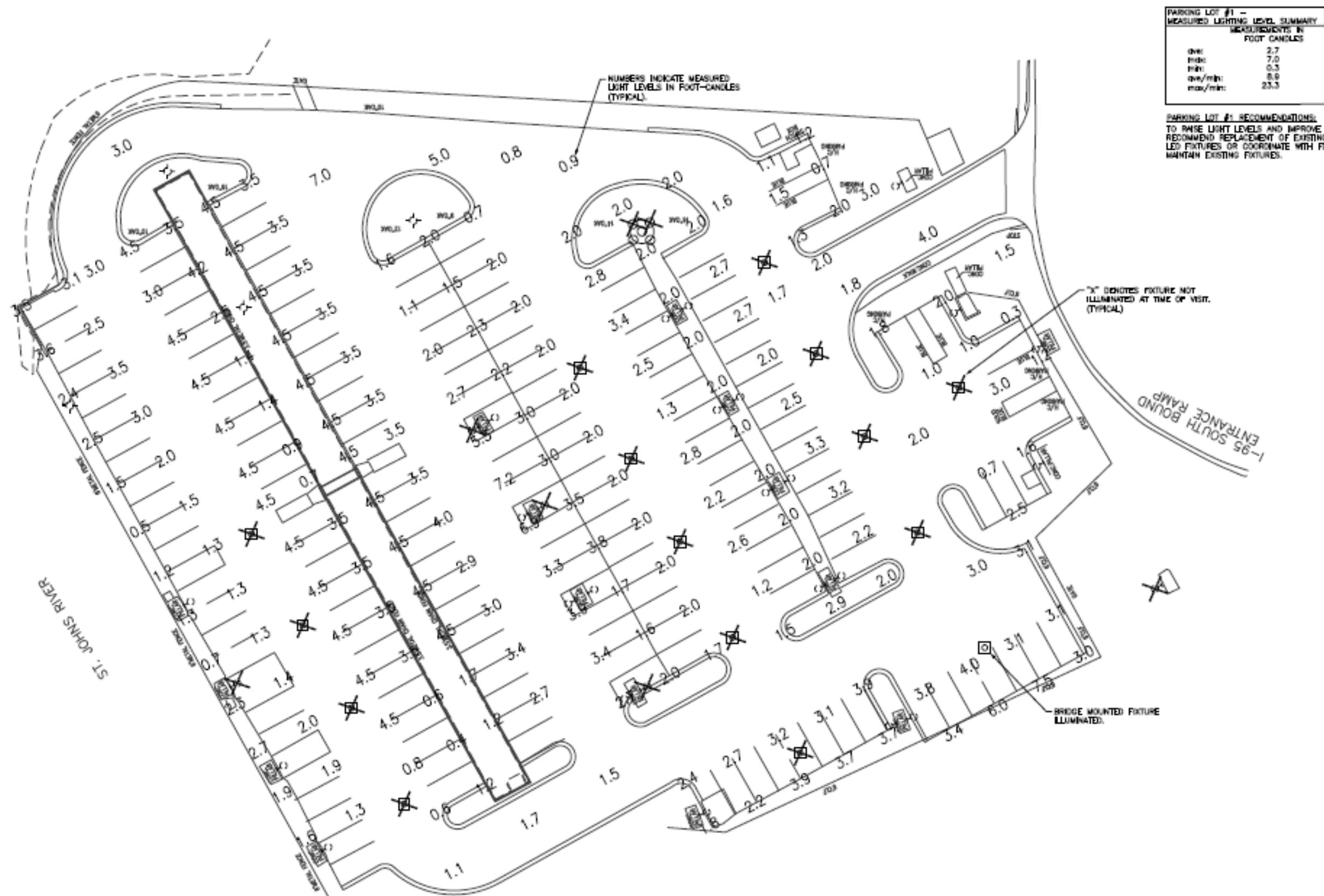
Trailer parking to be provided in the DOT parking lot with an equal number of spaces as currently provided, at minimum

Boat ramp access and Trailer parking



# Acosta Bridge

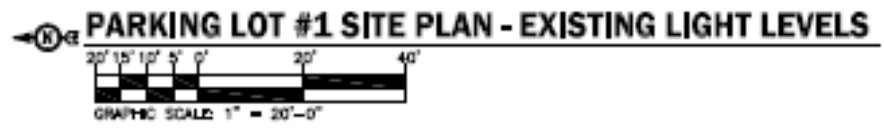
## Parking Underneath Bridge



**PARKING LOT #1 - MEASURED LIGHTING LEVEL SUMMARY**  
MEASUREMENTS IN FOOT CANDLES

ave:	2.7
max:	7.0
min:	0.3
ave/min:	8.9
max/min:	23.3

**PARKING LOT #1 RECOMMENDATIONS:**  
TO RAISE LIGHT LEVELS AND IMPROVE UNIFORMITY, RECOMMEND REPLACEMENT OF EXISTING FIXTURES WITH NEW LED FIXTURES OR COORDINATE WITH FOOT TO REPAIR OR MAINTAIN EXISTING FIXTURES.



E2.1

**H** HADDAD ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
NO. 12500  
1000 W. UNIVERSITY BLVD., SUITE 100  
JACKSONVILLE, FLORIDA 32202  
TEL: 904.731.1111 FAX: 904.731.1115  
WWW.HADDADENGINEERING.COM

**H** HADDAD ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
NO. 12500  
1000 W. UNIVERSITY BLVD., SUITE 100  
JACKSONVILLE, FLORIDA 32202  
TEL: 904.731.1111 FAX: 904.731.1115  
WWW.HADDADENGINEERING.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

**gai consultants**  
1301 Riverplace Boulevard, Suite 900  
Jacksonville, Florida 32207  
904-363-1110 904-363-1115 fax  
e-mail: J.L.K@gaiconsultants.com  
www.gaiconsultants.com

**g** CERT. NO. 12538A  
ENGINEERING • PLANNING • SURVEYING • CIVIL SERVICES

L. HADDAD, P.E., P.S.  
I HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL ENGINEER AND MAPPER OF THIS PLAN AND THAT I AM A MEMBER IN GOOD STANDING OF THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS AND THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

JOB NUMBER 151448  
MAP NUMBER  
T0226042

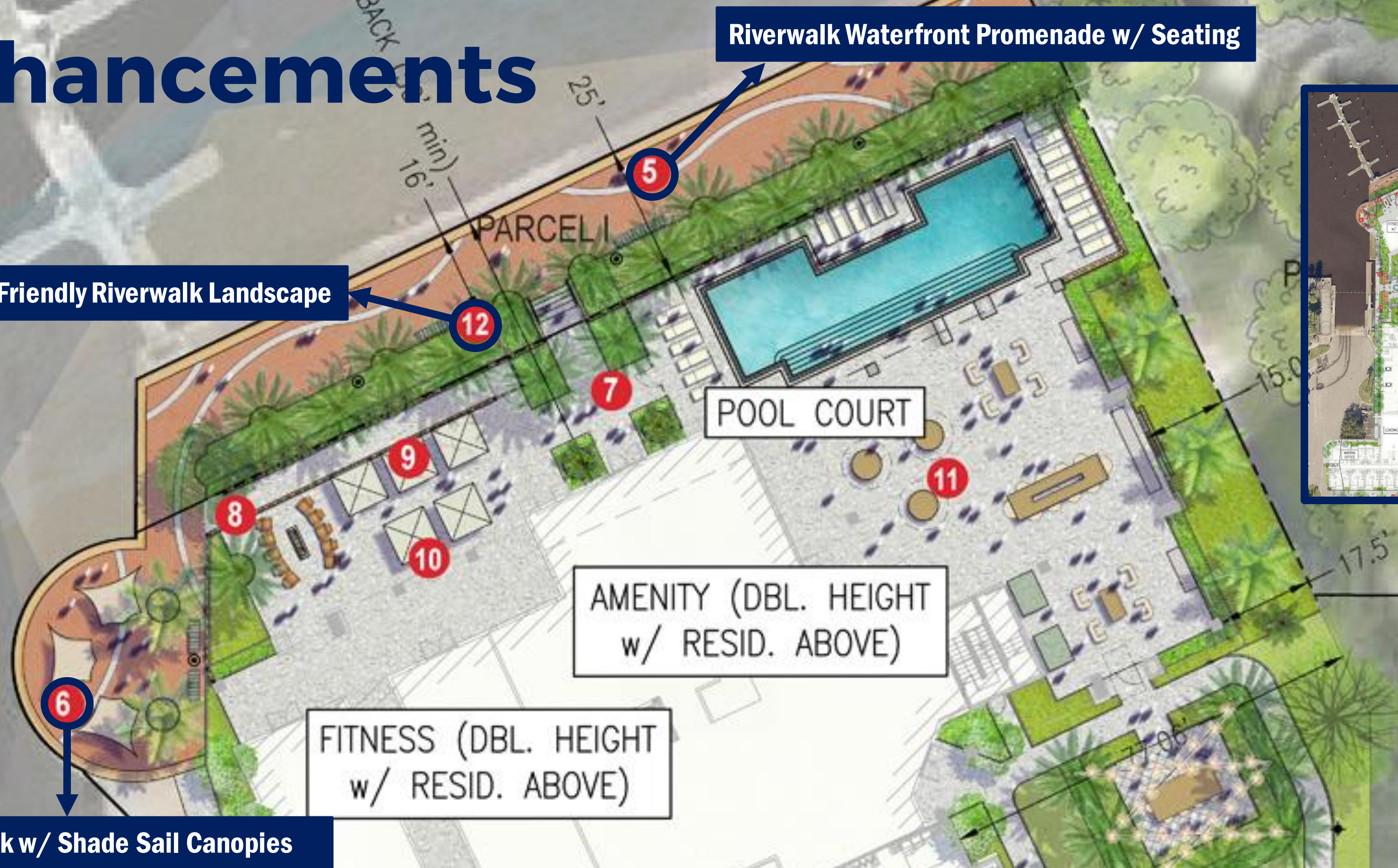
NO.	REVISIONS	DATE
1	AS NOTED	
2	AS NOTED	
3	AS NOTED	
4	AS NOTED	
5	AS NOTED	
6	AS NOTED	
7	AS NOTED	
8	AS NOTED	
9	AS NOTED	
10	AS NOTED	

# Riverwalk Enhancements

Riverwalk Waterfront Promenade w/ Seating

Florida-Friendly Riverwalk Landscape

Overlook w/ Shade Sail Canopies





**Thank You!**

**QUESTIONS?**