

JACKSONVILLE WATERWAYS COMMISSION

JACKSONVILLE SHIPYARDS MARINA UPDATE





Marina Redevelopment Option

- Developer shall have the option to design and construct the Marina replacement on behalf of COJ, subject to the renovation criteria outlined in the RDA and COJ approval of the plans and construction budget.
- COJ shall reimburse Developer up to \$13.4M upon completion of the Marina, Marina Support Building and Events Lawn collectively, in accordance with the approved budget for such facilities. Any cost overruns or budget would be the responsibility of Developer.





Marina Redevelopment

- COJ agrees to renovate and upgrade the Marina in its current location under the following guidelines:
 - No less lineal footage of dock space and no fewer than seventy-eight (78) slips
 - Floating concrete docks similar to the replacement docks recently installed at the former Landing
 - 100% of the slips available to the general public available for public recreational use
 - All slips shall be transient rental only with no rental longer than 3 days allowed
 - No slip rentals shall be limited to hotel guests or property owners only
 - COJ shall maintain Submerged Lands Lease (SLL) with the State for the Marina
 - The Marina may provide fuel, water, and pump-out services if allowed by the state SLL
 - The current SLL does not allow live-aboard, wet slips, contractual agreements with cruise ships rental of recreational pleasure craft, charter or tour boats, rental of pleasure craft, etc.



State Submerged Land Lease Summary

- Metropolitan Park Marina is subject to a Sovereignty Submerged Lands Lease (SLL) with the State.
- The City is in the process of renewing the lease through March 13, 2025 which would be retroactive to 2020
- The most recent lease agreement, authorized the City to operate a 78-slip public marina to be used exclusively for mooring of recreational vessels in conjunction with an upland park and sports complex
- Marina must be open to the public without charge and on a first come, first served basis, with the exception of home football games, Jazz Festival, and other specified special events
- Vessels not allowed to moor at the facility for more than 72 consecutive hours



Marina Operations

- Developer has the option to enter into a Marina Management agreement with the City
- Developer shall pay the balance due on all active FIND Grants (approx. \$625k), or such lesser amount as may be accepted by FDEP
- Developer will manage the Marina and Marina Support Building and will be responsible for all maintenance and operating expense of the Marina and Marina Support Building while retaining all revenue
- Developer will charge an additional 2% hotel room fee for the benefit of capital improvements to Metropolitan Park and the Marina and Marina Support Facility.





Infrastructure & Amenity Additions + Riverwalk Reconstruction

- Development Agreement provides for the addition of the Marina Support Building which is anticipated to consist of approximately 6,500 square feet of
 - retail, food service, and support services for the Marina
 - dockmaster office
 - showers and bathrooms
 - ship's store providing sundries and convenience items for boaters
 - multipurpose events venue
- COJ agrees to reconstruct the Riverwalk on the Riverwalk Parcel
- Developer shall be responsible for advancing the entire cost of construction of the replacement Riverwalk, not including the bulkhead
- COJ shall reimburse Developer up to \$3.9M upon completion, with any cost overruns as the responsibility of Developer



THANK YOU!

