Saint Johns County Airport Authority

Workshop Meeting Agenda

Northeast Florida Regional Airport (UST/KSGJ)

Airport Conference Center, Monday, October 28, 2024, 4:00 pm

- Call to Order
- Pledge of Allegiance
- Roll Call
- Agenda Items:

1. **Executive Director Search**

2. **Capacity Study and Planning for New Runway West US-1**
   - High traffic volumes on the primary runway causes delays for departures and arrivals.
   - Potential safety issue continued mix of smaller and slower aircraft with faster aircraft.
   - This is a study that is required and supported by the FAA and the FDOT, when any airport approaches 60% of its practical capacity, as NFRA is right now.
   - Study is necessary to support request for funding for initial planning for new runway, west of US-1.

   Future Actions:

   (a.) Request FDOT funds for Capacity Study,

   (b.) Initiate discussions with state of Florida to secure land needed for the new runway.

NFRA Capacity Enhancement

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NFRA - Capacity Enhancement (Oct. 28, 2024)

- Airfield Need: Annual Operations Capacity (ASV)
  - FAA Guidance (60-80% of ASV)
  - Demand Capacity Ratio in 2024 (70%)
  - New Impact (demand) from airports south of NFRA
- Alternatives and Recommendations
- Airport (Area) Land
- Plan of Action / Implementation / Progress

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Airfield

- Airfield Need: Annual Operations (ASV)
  - Annual Service Volume (or ASV) = Practical Annual Capacity, measured in total aircraft Op's
  - FAA Guidance (at 60% ASV = plan, 80% ASV = act)
    - ASV Demand/Capacity Ratio in 2024 (now 70%)
  - Impact (new demand) from airports south of NFRA, implementing landing fees

PASSERO

Alternatives

- Alternatives and Recommendations
  - Existing Airfield
    - Runway 13-31, Taxiway System, flight procedures
    - ALP: New/proposed runway west of US1
    - Independent operations from current airfield

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Land

- Airport (Area) Land Considerations
- Opportunities for development (such as Gun Club Property)
- Opportunities for Land Use Compatibility (continuous)
- Excess land, rare consideration, but possible

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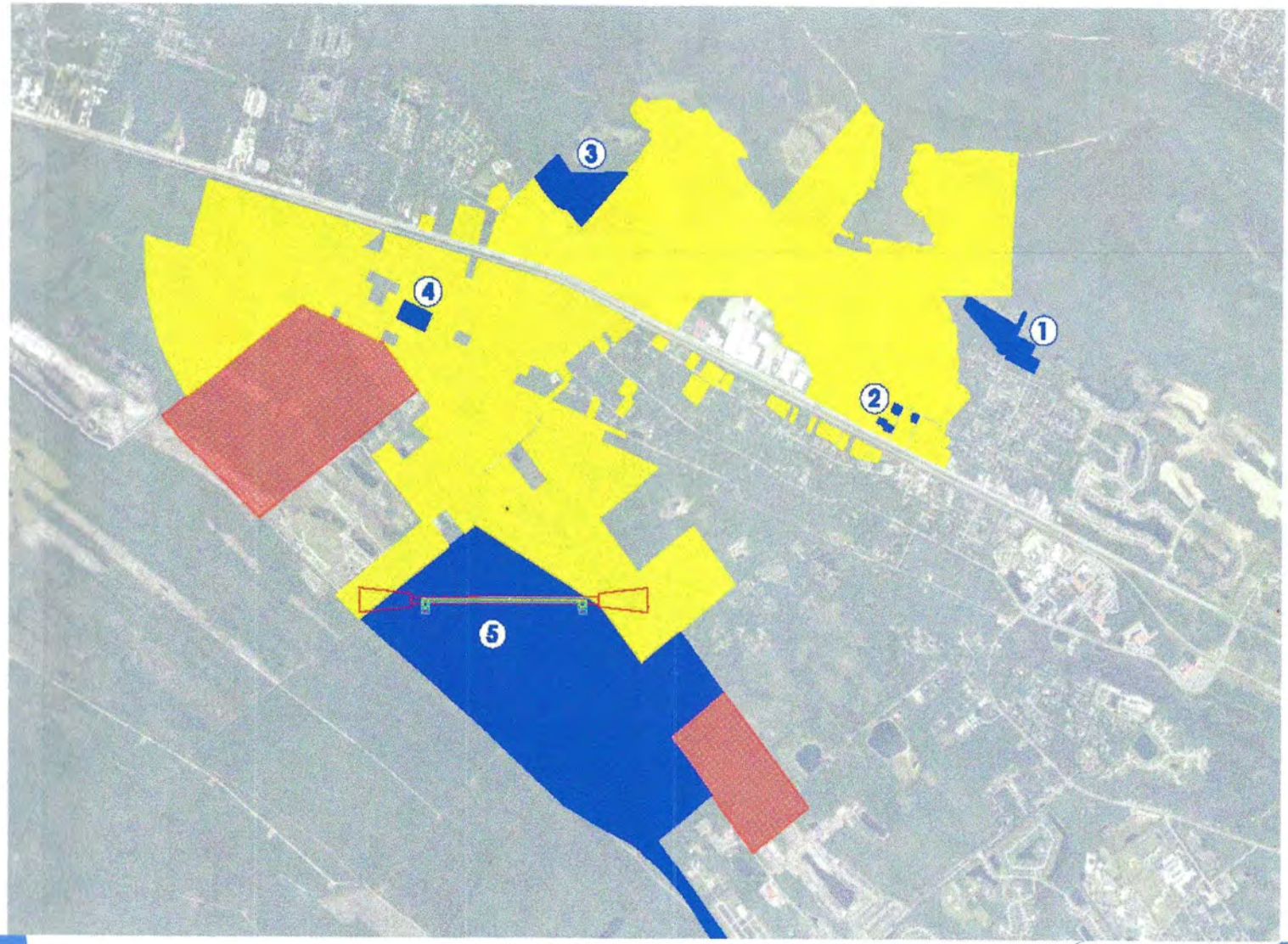

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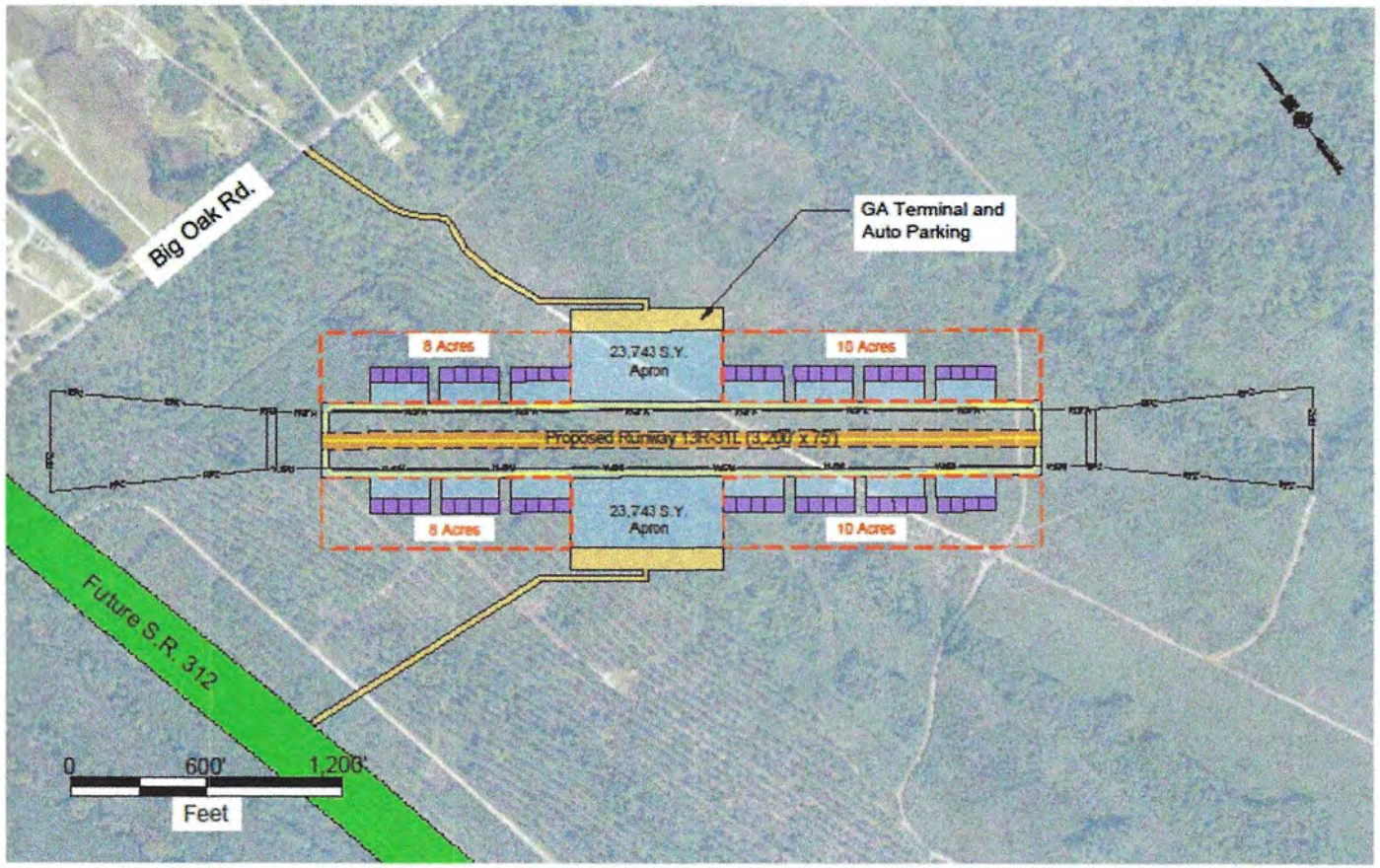
PASSERO



PASSERO ASSOCIATES

Northeast Florida Regional Airport

Source: Passero Associates

Proposed Runway 13R-31L Development

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Action Plan

- Plan of Action/Implementation/Progress
  - Capacity Study (needed for FAA & FDOT)
  - Interest-Ability to secure needed Land
  - Environmental Study / Feasibility / Funding Plan
  - Design-Permit-Construct Phases
- Timeframe Total: 3-5-7+ years

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NFRA - Capacity Enhancement (Oct. 28, 2024)

- Next Logical Steps
  - Conduct Capacity Study – Funded by FDOT
  - Determine approach to needed land
  - Discussions with Project Partners (continuous)
  - Other-Additional (based on Authority interest)
  - Open Discussion

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3. **East Side Planning and 3 Areas of Development (Corp Hangars, FBO, and MRO/Aerospace Development)**

   - ALP and Master Plan are the foundation drawings, leading any development.
   - Need to establish an "active" plan for the East Side, in accordance with the ALP, and continuing development interests.
   - Providing guidance on how to respond to demand and determine what facilities will be placed in the 3 areas defined on ALP.
   - Provide update on communication with grant agencies on infrastructure needed to support any new development on the east side.

     Note: The primary reason that development has not been more active on the east sie is well documented, there's no roadway capacity, plus water, sewer and environmental mitigation limitations.
   - DOT Roadway ($5 million) is coming in calendar year 2025, as a 80/20 split.

     Future Actions Needed:

     (a.) Prepare to accept DEO grant, if offered, and FDOT roadway grant when offered.

     (b.) Prepare to respond to specific hangar development proposals in corporate hangar area.

     (c.) Determine the approach to develop central-are bid/procurement offering (i.e., a 2nd FBO?).

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(d.) Determine approach to locate and secure large-scale MRO/Aerospace development. (i.e., another Northrop Grumman).

NFRA Eastside Development

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Existing Conditions

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engineering architecture

SCALE 1" = 200'

Prepared For:
NORTHEAST FLORIDA REGIONAL AIRPORT

CITY OF ST AUGUSTINE
ST JOHNS COUNTY FLORIDA

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

MATT SINGLETARY P.E.
ENGINEER OF RECORD LICENSE
#XXXX

Client:
NFRA Northeast Florida Regional Airport

Passero Associates

Revisions

Drawing Title:
EXISTING CONDITIONS

Project Location:
NFRA NORTH / EAST SIDE DEVELOPMENT AND INFRASTRUCTURE
Town/City
CITY OF ST AUGUSTINE
County/State
ST JOHNS COUNTY, FLORIDA

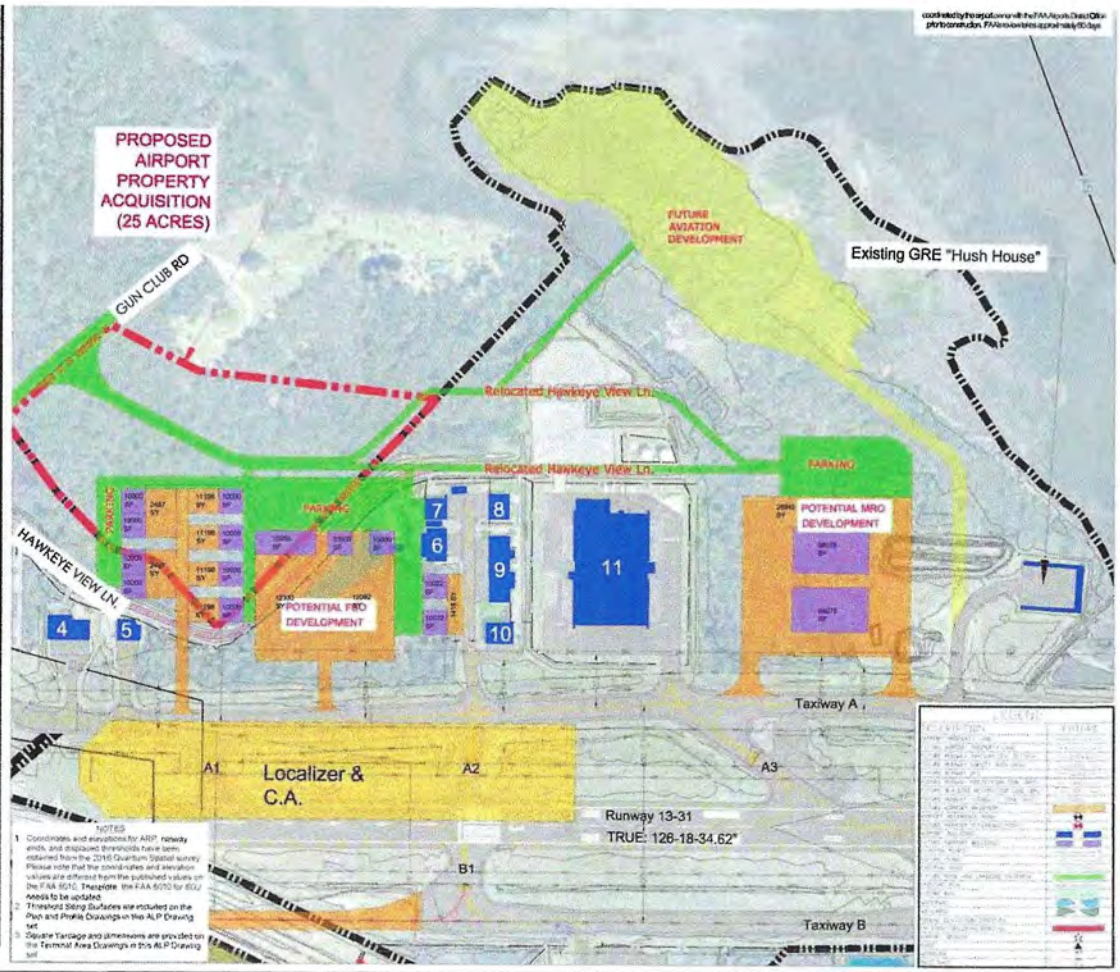
Project No.
23000081.0106

Drawing No.
X1

JUNE 2024

Approved Airport Layout Plan

1	[illegible] Aviation Co Inc)	[illegible] Office: 1,124 sf	Good	45.1
2	Corporate Hangar (King Power Aviation)	Hangar: 16,368 sf Office: 5,582 sf	Good	44.9
3	Corporate Hangar (Roberts Aviation)	Hangar: 15,484 sf Office: 4,000 sf	Good	42.7
4	Corporate Hangar (Scott Eagerton Racing)	Hangar: 14,928 sf Office: 950 sf	Fair	42
5	Corporate Hangar (Florida Army National Guard)	Hangar: 4,536 sf Office: 1,168 sf	Fair	40.7
6	Corporate Hangar (Southeast Aero Services Inc.)	Hangar: 12,608 sf Office Trailer: 1,440 sf	Fair	38.1
7	Corporate Hangar (Southeast Aero Services Inc.)	Hangar: 7,863 sf Office Trailers: 2,880 sf	Fair	35.02
8	Corporate Hangar (Patty Wagstaff Aerobatic School - Southeast Aero Services Inc.)	Hangar: 7,272 sf Office: 1,127 sf	Fair	32.9
9	Corporate Hangar 6-9-10 (Southeast Aero Services Inc - Roberts Aviation - Una Jor)	Hangar: 22,708 sf Office: 1,862 sf	Fair	45.2
10	Corporate Hangar (Regency Aviation)	Hangar: 4,839 sf Office: 720 sf	Fair	26.4
11	Northrop Grumman North Complex	-	-	55.5
12	Northrop Grumman South Complex	-	-	28-35
13	Airline Terminal	23,209 sf	Excellent	38.9
14	Maintenance Shop Hangar (Atlantic Aviation)	Hangar: 6,000 sf Office: 1,600 sf	Poor	50.1
15	Aircraft Storage Hangar (Atlantic Aviation)	Hangar: 12,600 sf Office: 1,655 sf	Poor	40.1
16	Shade/Canopy Hangar (Atlantic Aviation)	19,778 sf	Good	47.9
17	Aircraft Sales/Storage Hangar & Offices (FCA) (Florida Aviation Career Training)	Hangar: 10,404 sf Office: 7,511 sf	Good/Fair	47.8
18	GA Terminal Building (Atlantic Aviation - Rent-a-Car)	9,489 sf	Good/Fair	48.1
19	Line Service Building (Atlantic Aviation)	704 sf	Poor	26.8
20	"A" T-Hangar (20 Units)	15,522 sf	Poor	28.02
21	"B" T-Hangar (20 Units)	15,536 sf	Poor	26.5
22	"C" T-Hangar (11 Units)	13,770 sf	Poor	25.7
23	"D" T-Hangar (12 Units)	17,479 sf	Good	29.57
24	[illegible]	9,602 sf each	Poor	-
25	"F" T-Hangar (12 Units)	17,479 sf	Good	28.92
26	"G" Box Hangar (4 Units)	15,900 sf	Fair	35.79
27	"H" Box Hangar (4 Units)	13,525 sf	Fair	36.01
28	"I" Box Hangar (4 Units)	14,024 sf	Fair	26.2
29	Airport Maintenance Building	* 900 sf	Poor	23.2
30	"J" Port-A-Ports (5 Units)	3,550 sf	Poor	11.5
31	"K" T-Hangar (32 Units)	35,872 sf	Fair	28.09
32	"L" T-Hangar (32 Units)	35,872 sf	Fair	18
33	"M" T-Hangar (32 Units)	35,872 sf	Fair	28
34	Self Service Fuel Farm	Two Above Ground Tanks	Good	-
35	Electric vault Building	1,344 sf	Fair	29.04
36	Customs Building (U.S. Customs & Border Protection)	3,080 sf	Fair	30.5
37	Airport Rescue & Firefighting Facility (ARFF)	9,046 sf	Good	29.5
38	Air Traffic Control Tower (ATCT)	5,549 sf	Fair	100.1
39	Corporate Hangar (Nimbus Aviation)	Hangar: 32,600 sf Office: 1,650 sf	Good	57.2
40	Fuel Farm	Four Above Ground Tanks	Good	-
41	Green House	* 1,500 sf	Fair	23.4
42	Maintenance Shed	* 2,500 sf	Fair	25.5
43	Maintenance Garage	* 1,200 sf	Fair	26.3
44	Maintenance Warehouse & Office	Warehouse: 3,921 sf Office: 861 sf	Fair	27.8
45	Conference Center (Florida Tribes European US Flight School, Inc.)	15,760 sf	Good	45.03
46	Corporate Hangar (Jacksonville Aviation INC dba Premier Aviation & Old City Helicopter Sales LLC)	Hangar: 14,000 sf Office: 1,962 sf	Good	40.5
47	"N" Box Hangar (3 Units)	7,800 sf	Good	29.5
48	"O" T-Hangar (6 Units)	7,500 sf	Good	26.1
49	"P" Box/T Hangar (5/7 Units)	Box Hangars: 3,960 sf T-Hangar: 8,540 sf	Good	24.5
50	"Q" T-Hangar (12 Units)	17,094 sf	Good	26.7
51	"R" T-Hangar (12 Units)	17,094 sf	Good	25.6
52	"S" T-Hangar (9 Units)	13,014 sf	Good	26.5
53	St. Augustine-St. Johns County Airport Authority Administration Building	1,696 sf	Fair	19.8
54	[illegible]	[illegible]	[illegible]	
55	Civil Air Patrol Building	1,508 sf	Poor	32
56	Civil Air Patrol Building	2,425 sf	Poor	28



PASSERO ASSOCIATES
engineering architecture

NFBA

St. Augustine-St. Johns County Airport Authority
4900 U.S. Highway 1, North
St. Augustine, FL 32095

Passero Associates

Revisions

Airport Layout Plan Update

Terminal Area Plan
East Corporate Area

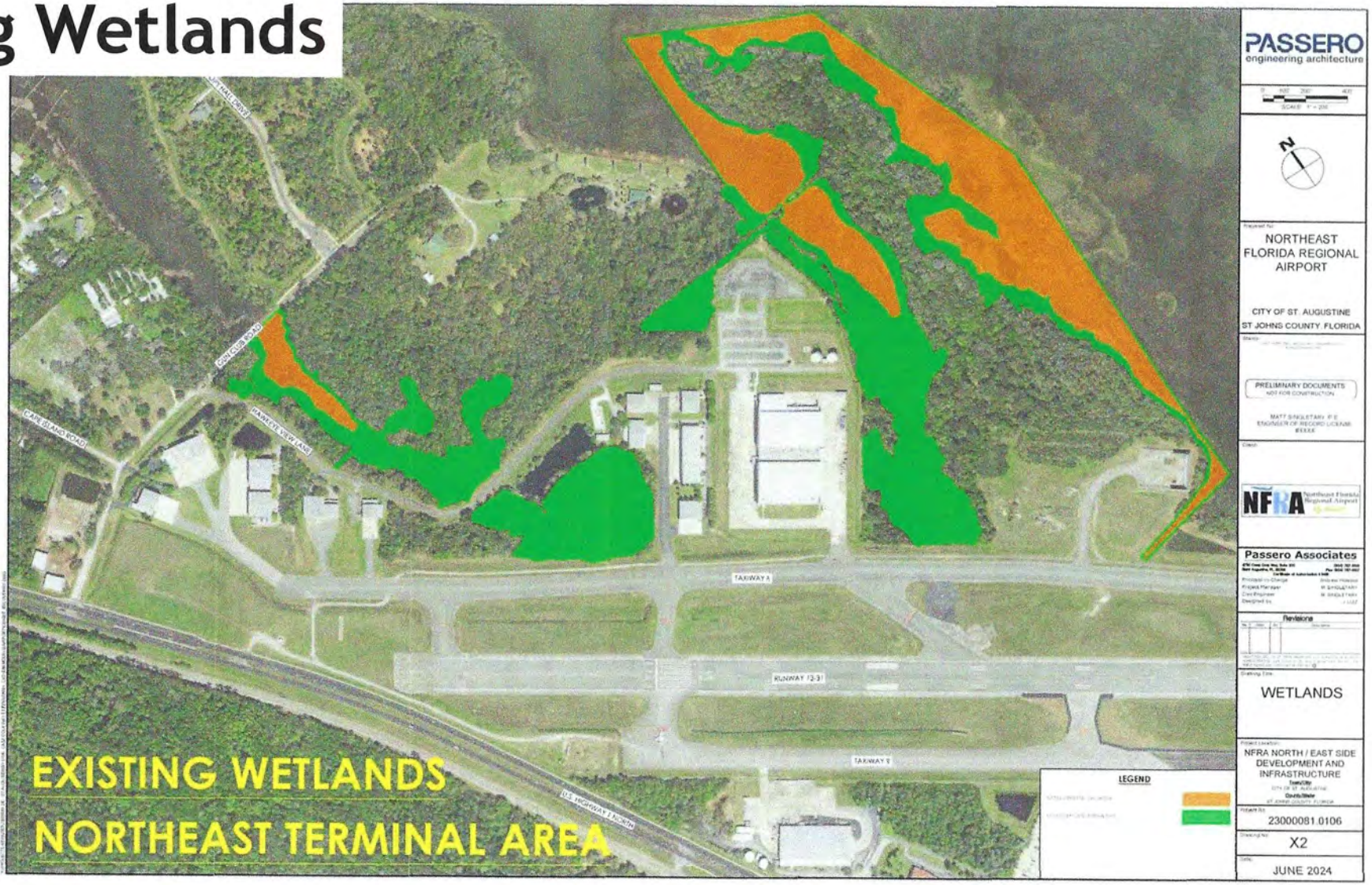
Northeast Florida Regional Airport

23081.70

Sheet 7

February 2020

Existing Wetlands



Gun Club Land Acquisition

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NORTHEAST FLORIDA REGIONAL AIRPORT

CITY OF ST AUGUSTINE
ST JOHNS COUNTY FLORIDA

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

NFRA Northeast Florida Regional Airport

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Revisions

LAND ACQUISITION

NFRA NORTH / EAST SIDE DEVELOPMENT AND INFRASTRUCTURE

23000081 0106

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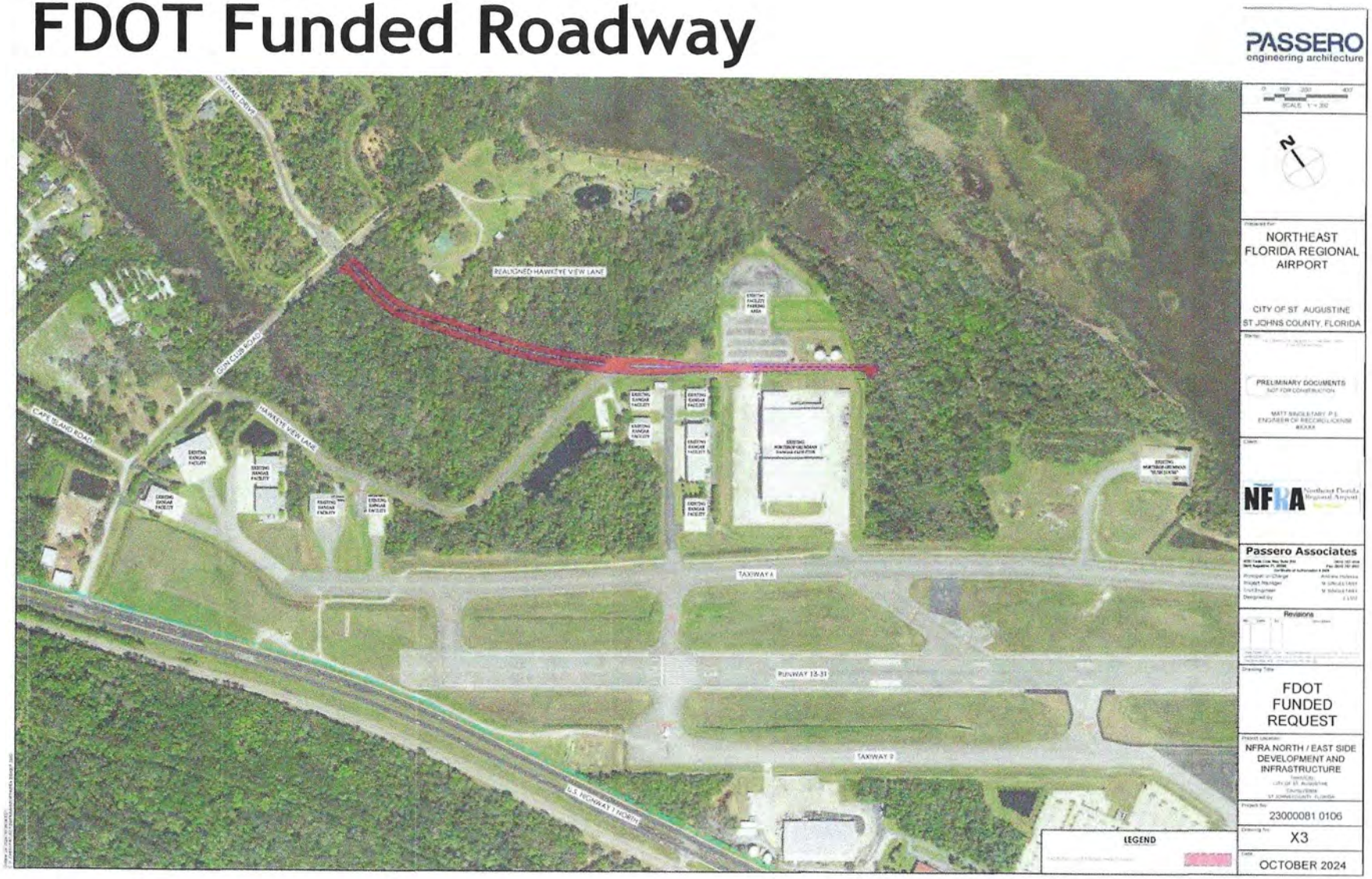
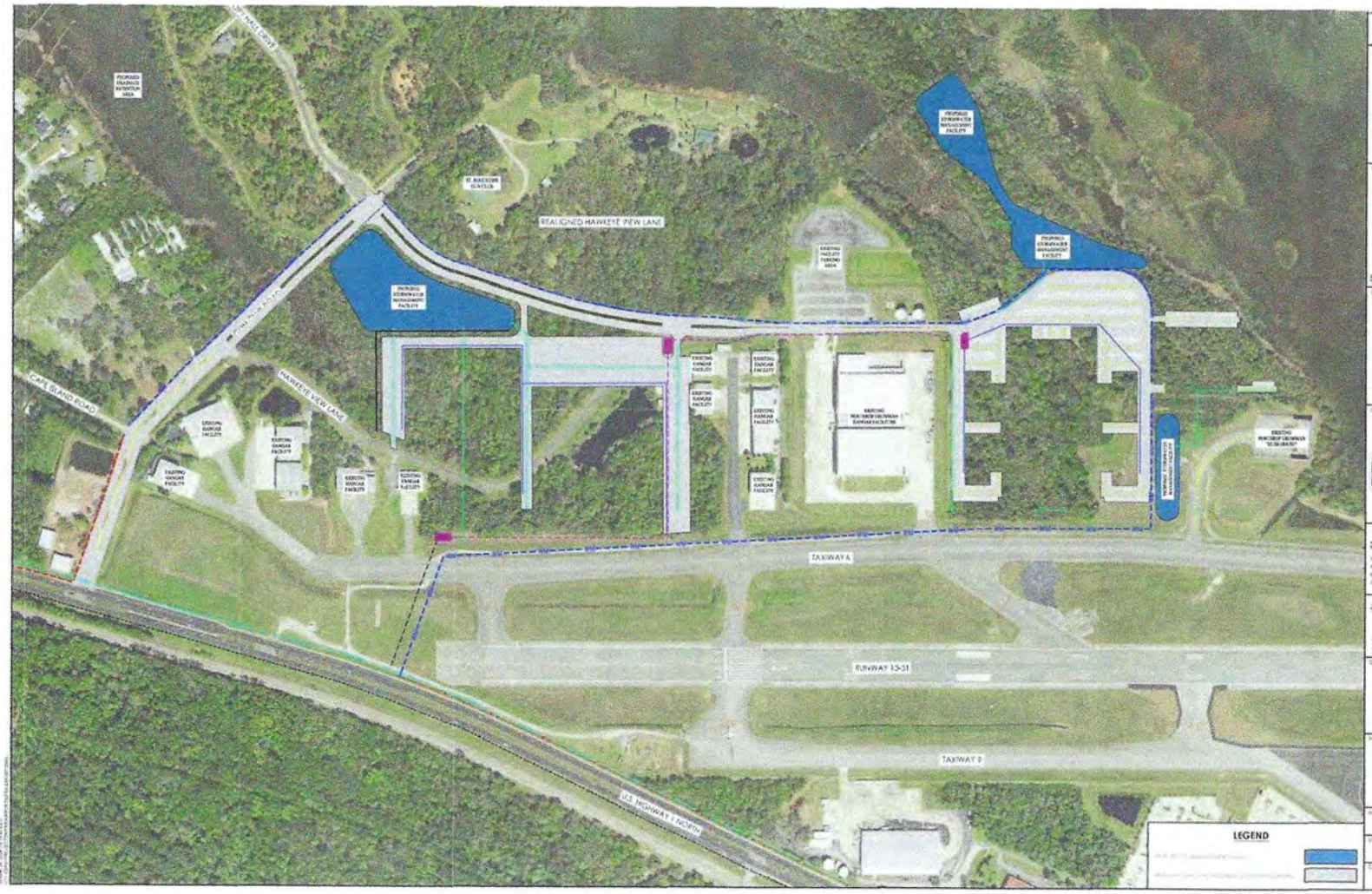
OCTOBER 2024

FDOT Funded Roadway



FL DEO Funding Request - Infrastructure



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NORTHEAST FLORIDA REGIONAL AIRPORT

CITY OF ST AUGUSTINE
ST JOHNS COUNTY FLORIDA

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MATT SINGLETARY, P.E.
ENGINEER OF RECORD | IDENTIFIER XXXXX

NFRA Northeast Florida Regional Airport

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FL DEO FUNDING REQUEST

NFRA NORTH / EAST SIDE DEVELOPMENT AND INFRASTRUCTURE

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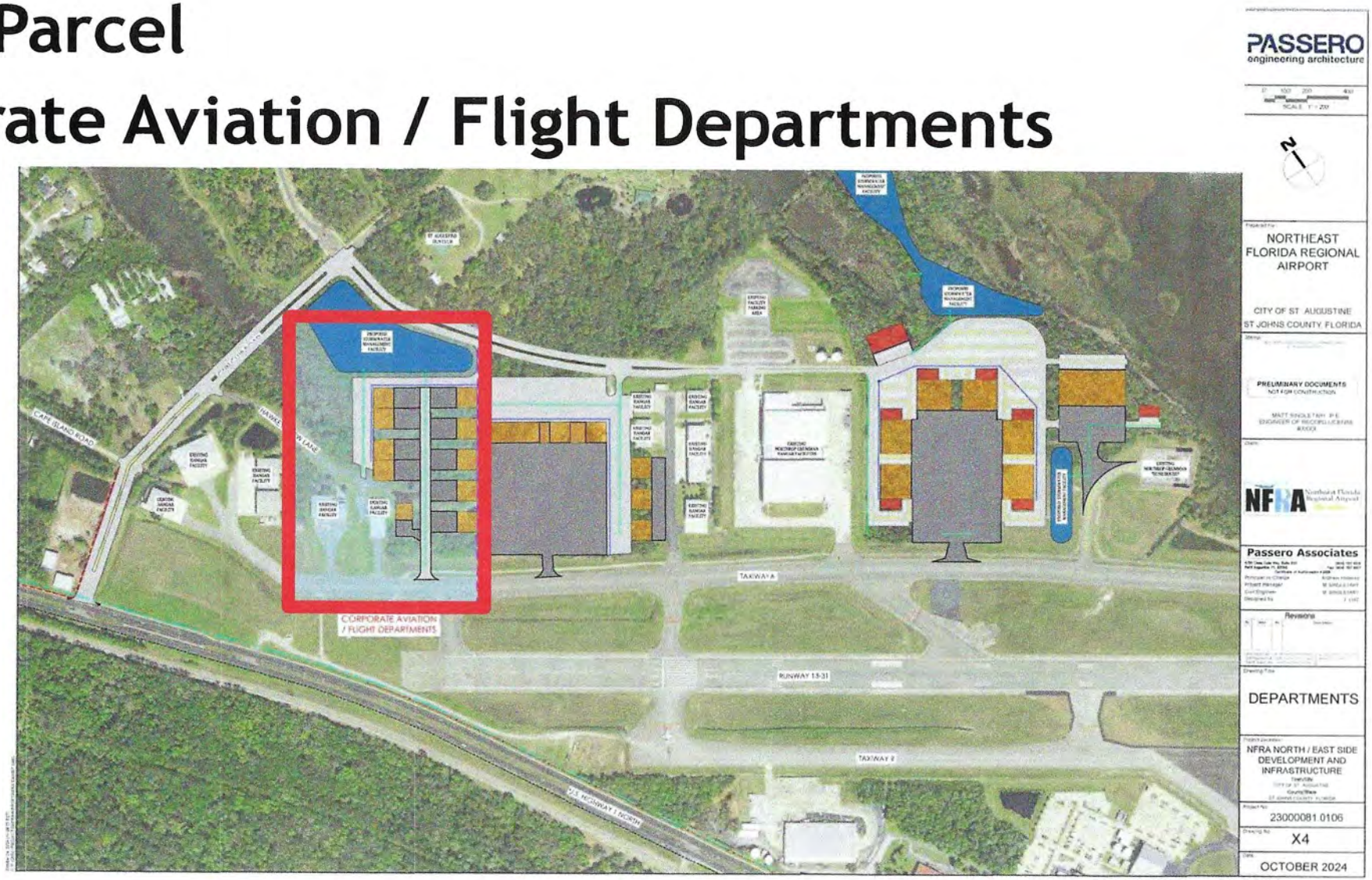
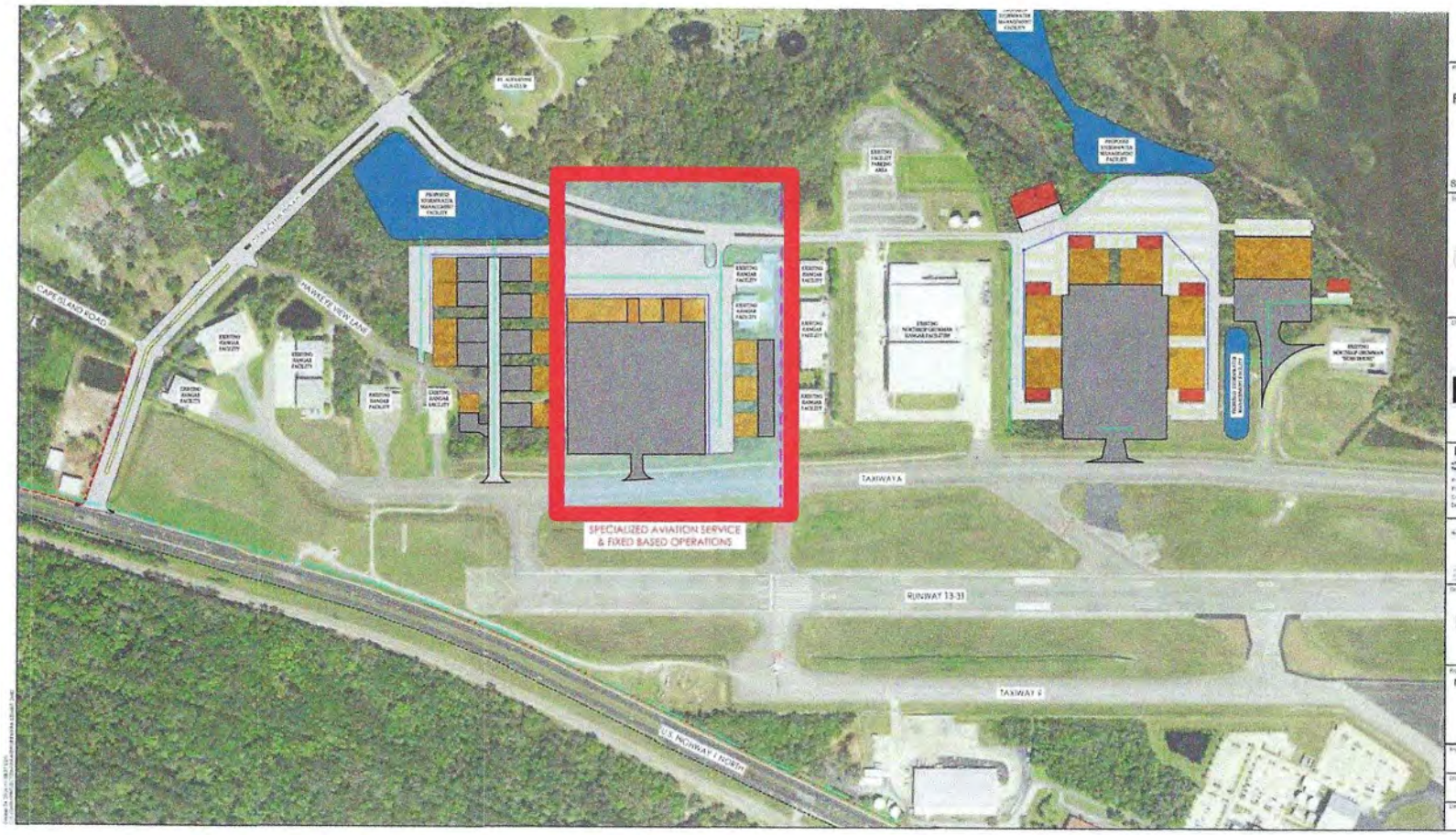
OCTOBER 2024

North Parcel
Corporate Aviation / Flight Departments



Middle Parcel
Specialized Aviation Services & FBO



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NORTHEAST FLORIDA REGIONAL AIRPORT

CITY OF ST AUGUSTINE
ST JOHNS COUNTY FLORIDA

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Revisions

DEPARTMENTS

NFRA NORTH / EAST SIDE DEVELOPMENT AND INFRASTRUCTURE

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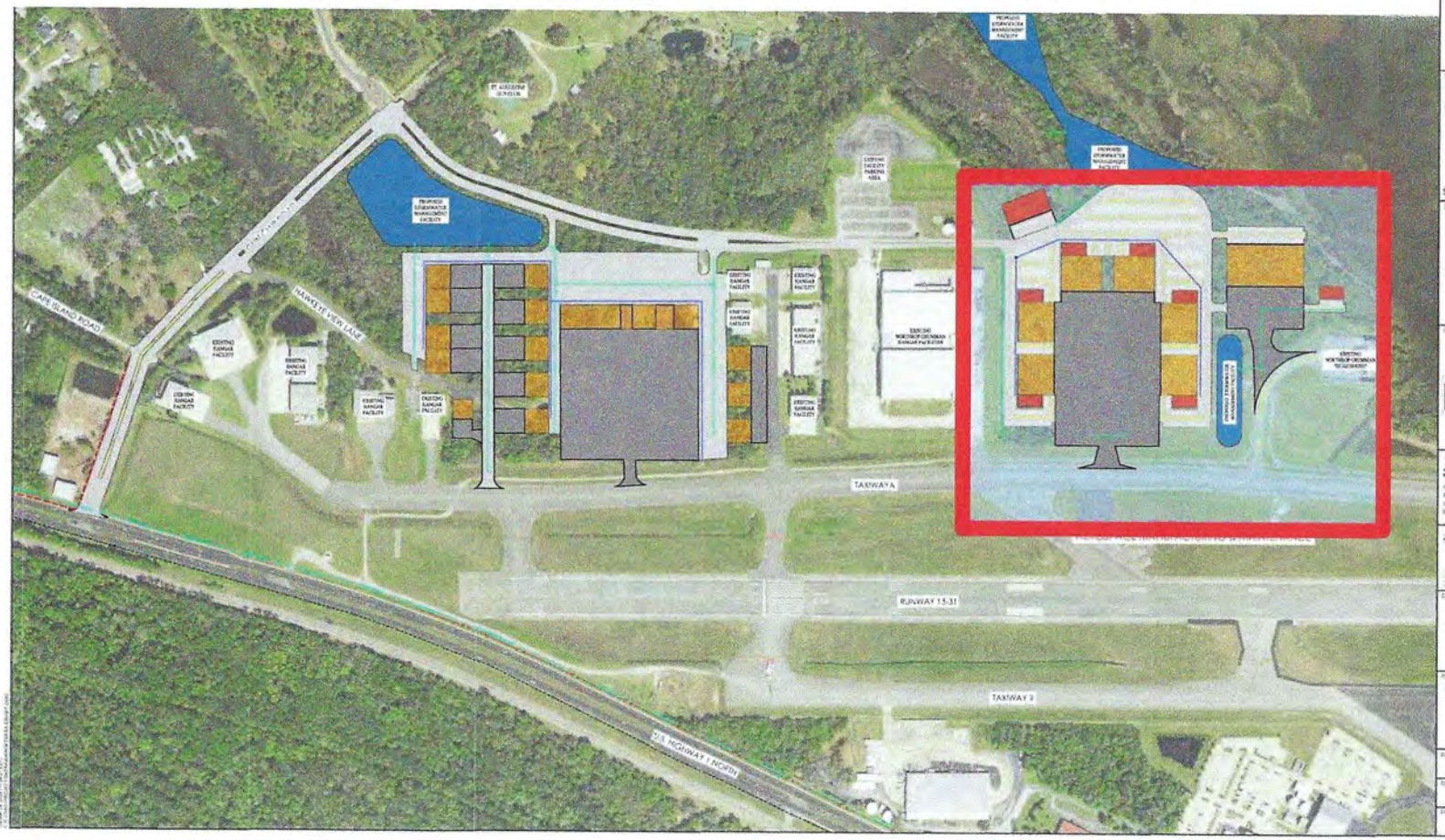
OCTOBER 2024

South Parcel
Aerospace Manufacturing & Maintenance



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NORTHEAST FLORIDA REGIONAL AIRPORT

CITY OF ST AUGUSTINE
ST JOHNS COUNTY, FLORIDA

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NFRA NORTH / EAST SIDE DEVELOPMENT AND INFRASTRUCTURE

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OCTOBER 2024

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4. **South GA Access Road**
   - Determine and direct the design of road, either most basic, or full round-about, or ability to accommodate both.
   - Determine if Authority wants to proceed with road only, or road plus Taxiway F extension, supporting new "box" hangar development on new roadway?

NFRA
Casa Cola Way Roadway Extension

PASSERO

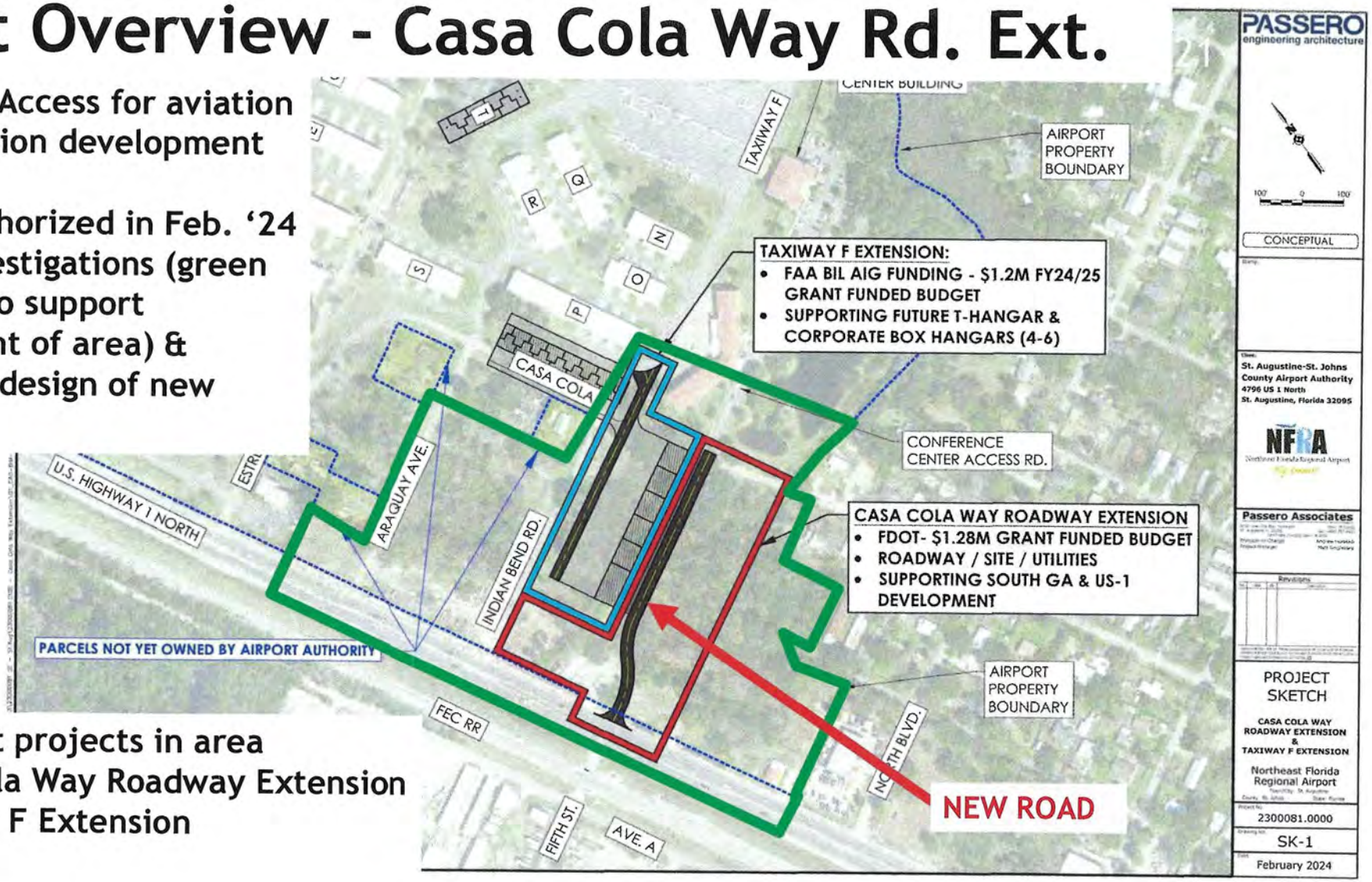
NFRA - Casa Cola Way Road Ext. (10/28/24)

- Outline
  - Project Overview
  - Site Investigation Results Summary
  - Conceptual Design Options
  - Cost Estimates
  - Conclusion / Next Steps

PASSERO

Project Overview - Casa Cola Way Rd. Ext.

- New road - Access for aviation & non-aviation development
- Passero authorized in Feb. '24 for site investigations (green boundary, to support development of area) & conceptual design of new roadway.



- Two current projects in area
  - Casa Cola Way Roadway Extension
  - Taxiway F Extension

Site Investigation Results Summary

(Notable Items)

- 2.5 Acres of wetlands delineated. Some minor impacts & mitigation expected.
- High groundwater table across site. If underdrains are needed, then could require additional wetland mitigation.
- Two historic building structures but no special treatment required
- Modifications to US-1 medians and turn lanes required to accommodate proposed road. Signalization would be required if planning for hotel, restaurants, and office space.

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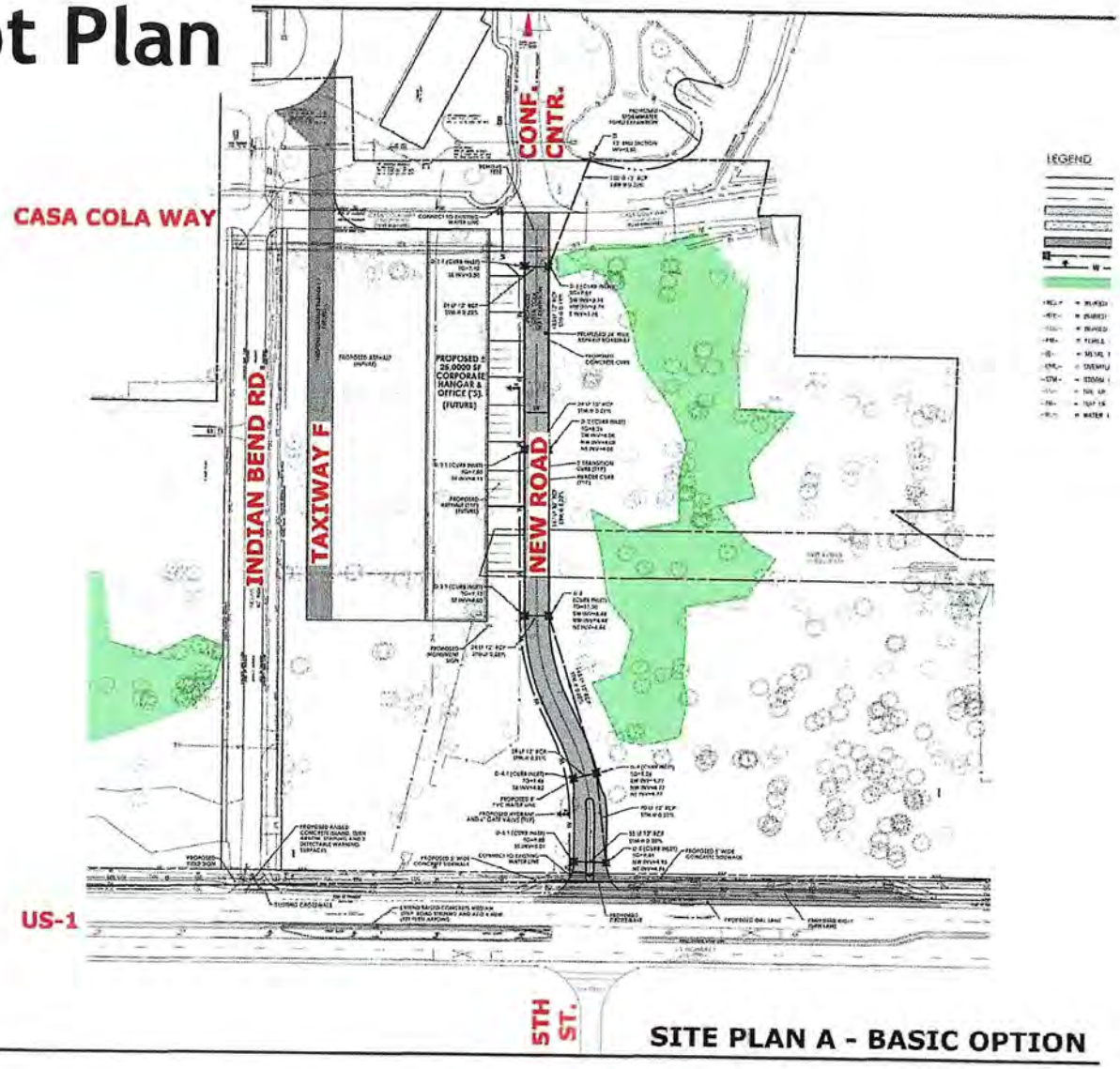
Basic Option - Concept Plan

- Two-lane road (also includes drainage improvements, new water main, concrete curb)
- Capable of serving immediate traffic demand
- But likely inadequate to support the traffic demand and FDOT access connection requirements for the full build out of conceptually planned non-aviation facilities (including hotel, restaurants, and office space)



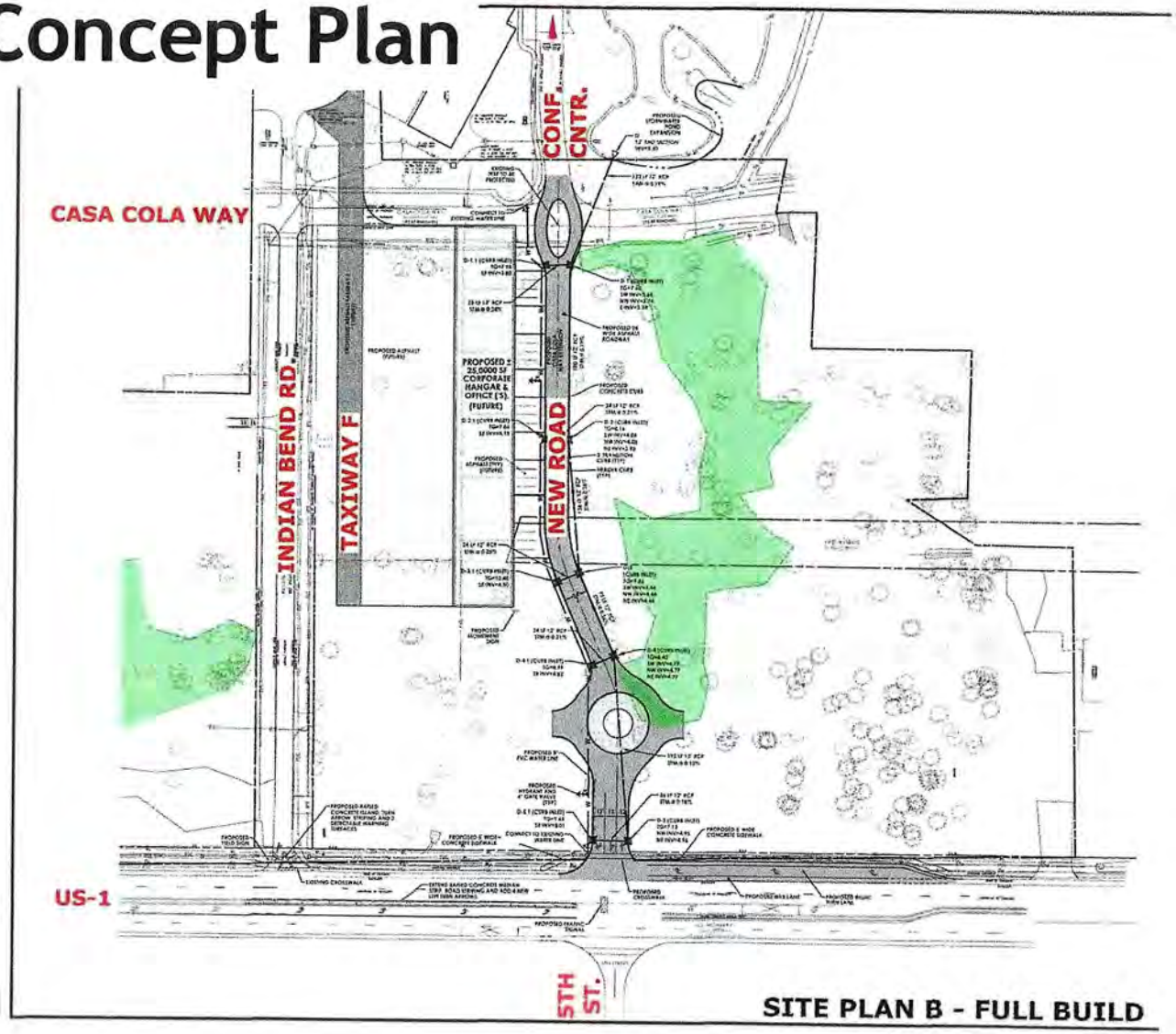
Full Build Option - Concept Plan

- Two-lane road with
  - Traffic Circle
  - Additional lane at US-1 connection

  (also includes drainage improvements, new water main, concrete curb)

- Intended to be capable of serving the traffic demand and FDOT access connection requirements for the full build out of conceptually planned non-aviation facilities (including hotel, restaurants, and office space)

- Some additional wetland impact compared to Basic Plan



Estimate of Probable Costs

- Basic Option - $1.5M to $2M
- Full Build Option - $1.75M to $2.25M
- Does not include
  - Wetland Mitigation Cost – Likely minimal, but no estimate yet
  - US-1 Median & Turn Lane Mods. - $300K to $600K.
    US-1 Signalization - $1 to $1.5M.
    Funding through FL DEO or County.
  - Design cost to date (already incurred) - $100K (site investigations & concept design, including survey, geotechnical, environmental review, wetland delineation, cultural resources assessment, & initial traffic study)
- FDOT PTGA - $1.28M Total Funded Project Cost
- May be able to bid with alternates to allow some financial flexibility

PASSERO

Conclusion / Next Steps (Oct. 28, 2024)

- Which option to move forward with into final design and bidding phase? Basic or Full Build Option or combination?
- Passero to prepare final design, permitting, and bidding work order proposal to present to Airport Authority Board for approval.
- If authorized, final design, permitting, and bidding targeted completion mid 2025.
- Targeted construction start Fall 2025.

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Saint Johns County Airport Authority

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Airport Conference Center, Monday, October 28, 2024, 4:00 pm

- Board Member Comments
  - Ms. Reba Ludlow, Chair
  - Ms. Michelle Cash Chapman
  - Mr. Dennis Clarke
  - Ms. Jennifer Liotta
  - Mr. Robert Olson
- Next Meetings
  - Regular Meeting, Monday, November 11, 2024, 4:00 pm, Airport Conference Center
  - Workshop Meeting, Monday, November 28, 4:00 pm, Airport Conference Center
- Adjournment