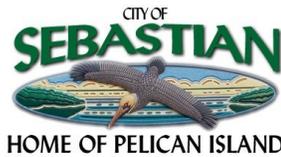


Florida Communities Trust 2020 Annual Stewardship Report – Working Waterfront City of Sebastian, Florida



**Prepared October 2020
By
City of Sebastian**

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Florida Communities Trust - Annual Stewardship Report 2020

City of Sebastian Working Waterfront

Name of Project: Sebastian Working Waterfront

FCT Project Number(s): 08-003-WW1

Grant Recipient: City of Sebastian, Florida

Key Contact: Lisa Frazier **Email Address:** Lfrazier@cityofsebastian.org

Reporting Period: October 2019 through September 2020

Date Drafted: October 30, 2020

Summary

The City of Sebastian has continued to improve the Working Waterfront Park in accordance with the approved Management Plan (2013). Projects outlined in the Plan that were initiated in 2019 have been brought closer to fruition in 2020 and will bring the City closer to transitioning to the five-year stewardship reporting. In accordance with the lease and grant assurance, commercial fishing operations continue to operate at the facility. Lease payments for slip rental are collected by Fisherman's Landing Sebastian (FLS) per the FLS/City of Sebastian (COS) lease agreement. These rents are in turn utilized to maintain the property and pay for the Submerged Land Lease (SLL) with the State.

The Crab-E-Bill's Fish Market and Eatery has continued successful operations, even thru the COVID-19 pandemic shutdown, and is now into its second decade operating in accordance with the Management Plan directives. The historic building which houses the fish market/eatery is budgeted funds annually for needed repairs, maintenance and replacements.

Funding received from the Indian River Lagoon Council in 2018 was used to establish an environmental education program at the Working Waterfront utilizing the museum and meeting space. This project was completed in September 2019 but will continue to offer educational programs. Staff organized volunteers to provide oyster "wraps" on one of the docks pilings to increase oyster growth and filtration of the Indian River Lagoon in this area. Unfortunately, due to COVID -19, all educational programs or volunteer opportunities were cancelled in 2020.



The Working Waterfront Phase 3 Project emphasizes safety and water quality. With partial funding from FIND and the commercial fisherman non-profit group, Fisherman's Landing Inc., the City completed design and permitting for the Shoreline Protection and Parking Lot Improvement Plan. The project was delayed due to redesign requests by the commercial distributors occupying the site and COVID-19. An Invitation to Bid (ITB)

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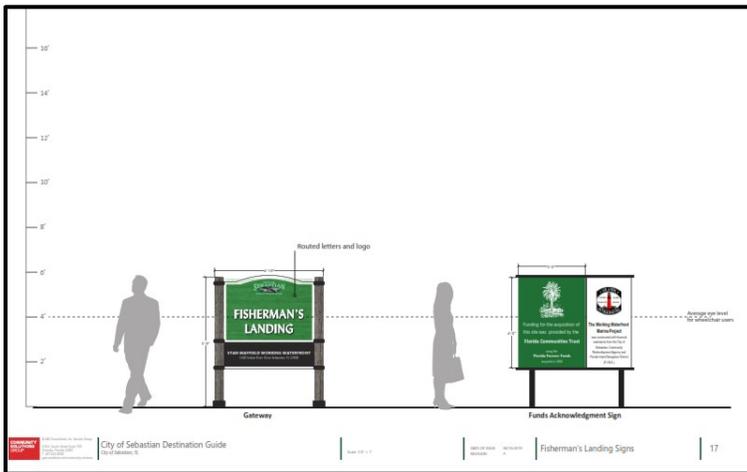


was issued in July 2020 and a contractor was selected in September 2020. Negotiations, pre-construction and mobility discussions are presently being conducted with start of construction scheduled for fall 2020.

The Annual Audit was submitted in July 2020 on revenue collected from July 1, 2019 through June 30, 2020. **Attachment 1** provides a record of the revenue and expenditures made on behalf of the City of Sebastian for the management of the Working Waterfront. The City of Sebastian and tenants have kept the Working Waterfront property in working order with revenues from the leases, the Community Redevelopment Agency (CRA), and grant funding.

1. Future Land Use

The future land use and zoning designations for the project remain unchanged from the original management plan and there are no proposed amendments to these designations. A FLU designation of Riverfront Mixed Use (RMU) supports the working waterfront and commercial fishing uses. Furthermore, the current zoning of Commercial Waterfront Residential (CWR) permits and promotes all uses proposed at the site.



2. FCT Sign

The required FCT acknowledgement sign was installed at the park entrance in 2012. New identification signs were designed as part of the City’s Master Sign Plan initiative. Year 1 & 2 signs, including the entrance and acknowledgement signs for Fisherman’s Landing, have been ordered and are in production. Once the current site improvements have been completed, the signs will be installed in FY 2020/2021.

3. Archaeological – Historical Resource Survey (if applicable)

An Archaeological – Historic Resource Survey is not applicable to this project.

4. Physical Improvements

As reported in 2018, the City of Sebastian finished the public restrooms at the Working Waterfront Park with funding assistance from Florida Inland Navigation District (FIND). The rest rooms are open to the public from dawn to dusk. After hour’s access is provided to the commercial fisherman by a code or by contacting the COS Police Department.

Extensive repairs were made to the existing building on the site that houses Crab E. Bill’s Fish Market. Repairs included a new polyurethane roof, the entire structure was re-plumbed, and extensive rodent proofing was conducted to the historic building in order to improve trapping and prevention. The City





HOME OF PELICAN ISLAND



expended a total of \$35,344.55 in expenses for repairs and replacements on the existing historic structure which houses the fish market and museum in 2019. Maintenance and minor repairs were made to the property during FY 2020. New parking signs were added to the public parking lot.

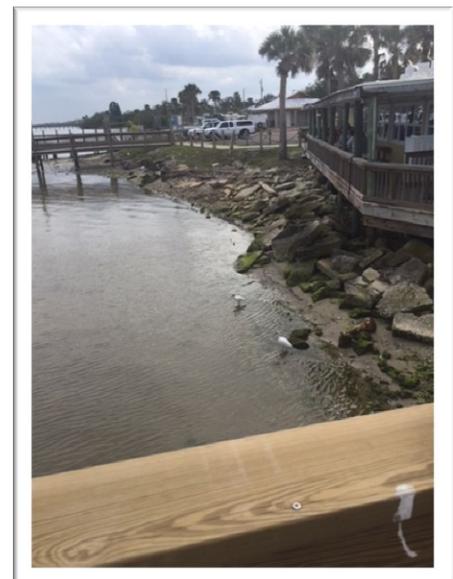
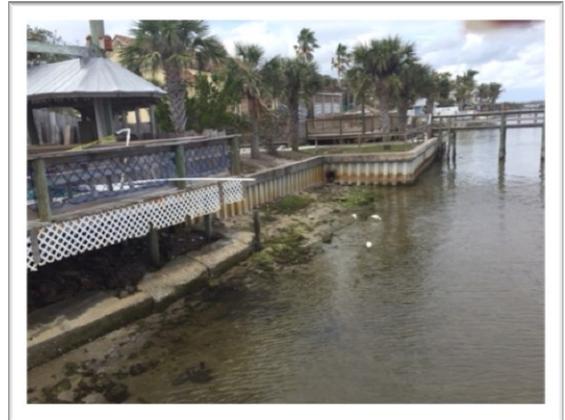
5. Natural Resource Protection

The existing site, which lies along the Indian River Lagoon, continues to be managed in accordance with the Management Plan. Funding was budgeted to construct a rock revetment shoreline to provide protection to the historic structure from storm and wave damage. Native shoreline vegetation will be installed as part of the shoreline protection project to increase

the habitat value. The City completed the design and permitting for this project and will begin construction in late 2020 following the hurricane season.

6. Resource Restoration and Enhancement

Grant approval was received in October 2018 from Florida Inland Navigation District (FIND) for funding assistance to provide shoreline protection, pervious parking and drainage improvements. In addition, the 2020 Capital Improvement Plan includes funding for signage and landscaping at the Working Waterfront to be completed in conjunction with the parking and drainage improvements. Construction is slated to be complete by early 2021.



7. Monitoring

City of Sebastian Public Works provides regular monitoring and maintenance of the project site including: exotic plant removal, trash/debris pickup, and pest control.

8. Educational Signs

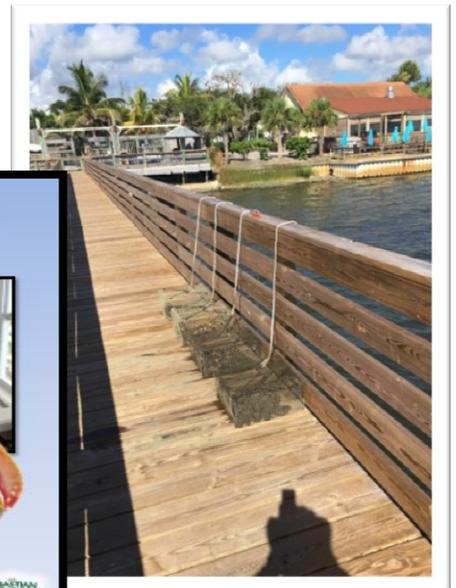
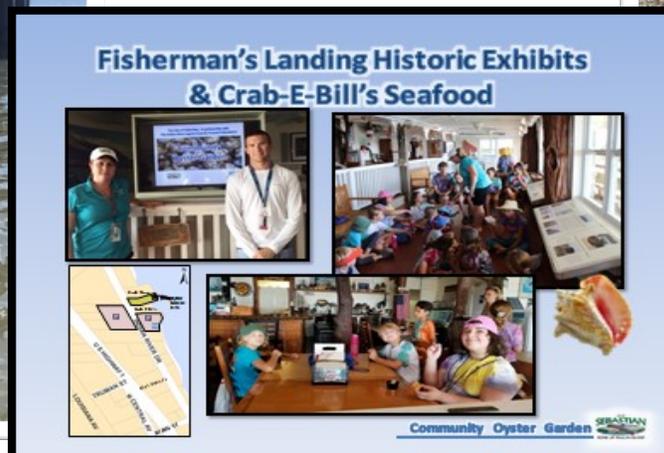
Educational kiosk(s) and signs were established within the interactive museum and in front of the Fish House in 2015. Additional onsite signage is in design phase and scheduled to be installed in FY 2020/2021.

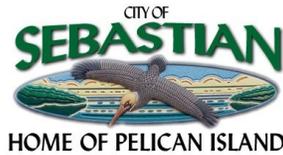


9. Educational Programs

In 2018, with a grant from the Indian River Lagoon Council, the City initiated a Community Oyster Garden Project. Oyster baskets were designed, constructed and hung from the sides of the municipal dock at the Working Waterfront as part of an environmental education program to bring further awareness to the aquaculture industry and the health of the Indian River Lagoon. In addition, a Living Dock was established by wrapping the dock with oyster mats. The project provides an interactive educational experience for participants and visitors alike. Oysters and a blue crab holding tank were provided by local aquaculturist.

The City will provide and supervise an informational booth at local outreach events. Information on the progress of the Community Oyster Garden has been posted on the City website and emailed to residents and volunteers upon their request. The ongoing educational campaign includes an oyster lesson plan prepared for visiting students and organizations. Interpretive aqua cultural signage has been installed at the data collection site. An interpretive tour was scripted which incorporates the fisherman’s museum inside Fisherman’s Landing and culminates with oyster data collection. Integral to the educational campaign will be the promotion of at home Oyster Gardening and Living Docks.





10. Easements, Concessions or Leases

The Annual Lease Fee attributed to the submerged land lease for the Revenue Generating Commercial Fishing/Docking was paid to the Department of Environmental Protection in August 2020. The project site currently maintains two use leases: Crab E Bill’s, Inc. and Fisherman’s Landing Sebastian, Inc. Both leases are current and extend until 2024. **Attachment 1** provides a record of the expenditures made on behalf of the City of Sebastian for the management of the Working Waterfront.

11. Revenues

Revenue reports are required to be submitted in accordance with the state fiscal year. The Annual Revenue Report was submitted in July 2020 on revenue collected from July 1, 2019 through June 30, 2020 shows a total amount of \$51,543.65. In fiscal year 2019/2020, the City re-invested a rough total of \$12,200.49 into the Working Waterfront Park facility (**See Attachment 1**).

12. Management Endowment – (only required for non-profit Environmental Organization)

Not applicable to the project.

13. Security

Security is provided by the City of Sebastian Police Department.

14. Management Plan Changes

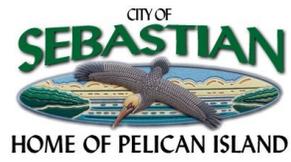
No changes are needed to the management plan at this time.

15. Priority Schedule/Time line

Physical improvements	Completed	Projected
1. Retail Fish Market and Eatery	2012/2013	
2. Museum	2013	
3. Assembly Area	2013	
4. Special Events	Ongoing	Ongoing
5. Interpretive Kiosks	2015	2019 - Ongoing
6. Touch Pools	2018	
7. Ice Depot		
8. Smoke House	2014	
9. Commercial Fisherman’s Dock	2016	
10. Fish House	2016	
11. Boardwalk	2016	
12. Aquaculture		
13. Micro Business Incubator		
14. Public Rest Rooms	2018	
15. Signs	2012	2021
16. Parking Lot Improvements		2021
17. Shoreline Protection		2021
18. Landscaping		2021

Attachments

1. Summary of Annual Revenue and Expenditures



ATTACHEMENT 1