



Florida Communities Trust 2021 Annual Stewardship Report – Working Waterfront City of Sebastian, Florida



**Prepared December 2021
By
City of Sebastian**

**1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958
TELEPHONE (772) 589-5518
www.cityofsebastian.org**



Florida Communities Trust - Annual Stewardship Report 2021

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 2020 through September 2021

Date Drafted: December 1, 2021

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 2020 have been completed, bringing 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 and fishing museum is budgeted funds annually for needed repairs, maintenance and replacements. Unfortunately, due to ongoing maintenance concerns, the City Council requested a structural inspection of the building known as the Crab-E-Bill's Fish Market and Sebastian Fishing Museum. In November 2021 a structural integrity report was issued by a professional engineer and supported by the Building Official. Upon this written recommendation, half of the building was shut off from public use due to safety concerns regarding the structural integrity of the building. The front half of the building, which is on a concrete foundation, remains open for access to the Market and parts of the museum. The City is in the process of determining if the building may be renovated or requires complete reconstruction.



The Working Waterfront Phase 3 Project initiated in 2020 emphasized safety and water quality improvements to the Park. With partial funding from Florida Inland Navigation District (FIND) and the commercial fisherman non-profit group, Fisherman's Landing Sebastian Inc., the City completed construction of the Shoreline Protection and Parking Lot Improvement Plan in 2021. The project was delayed due to redesign requests by

1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958
TELEPHONE (772) 589-5518
www.cityofsebastian.org



the commercial distributors occupying the site and COVID-19. An Invitation to Bid (ITB) was issued in July 2020 and Ferreira Construction Southern Division Co. Inc. was selected in September 2020. Construction was completed and as-built certified in September 2021.

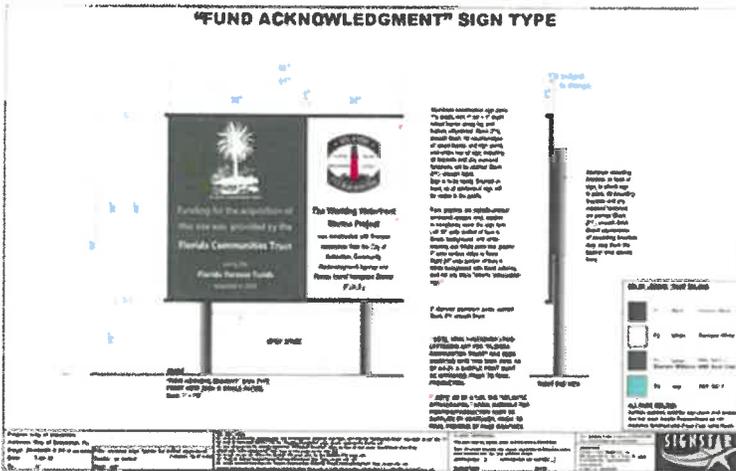
The Annual Audit was submitted in July 2021 on revenue collected from July 1, 2020 through June 30, 2021. **Attachment 1** provides a record of the revenue and expenditures made on behalf of the City of Sebastian for the management of the Working Waterfront. The City of Sebastian and tenants have kept 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 currently 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. The new acknowledgement sign has been ordered however, material and production have been delayed. The new Stan Mayfield Working Waterfront park entrance sign has been installed with the completion of the new parking lot construction.



3. Archaeological – Historical Resource Survey (if applicable)

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

4. Physical Improvements

Extensive repairs were made to the existing building on the site that houses Crab E. Bill's Fish Market and Sebastian Fishing Museum in FY 2019/2020. Maintenance and minor repairs were made to the property during FY 2020-2021 as shown in **Attachment 1**. New parking signs were added to the public parking lot on the west side of the property. The parking area north of the building contains the handicap parking and loading zone, both were restriped.

5. Natural Resource Protection

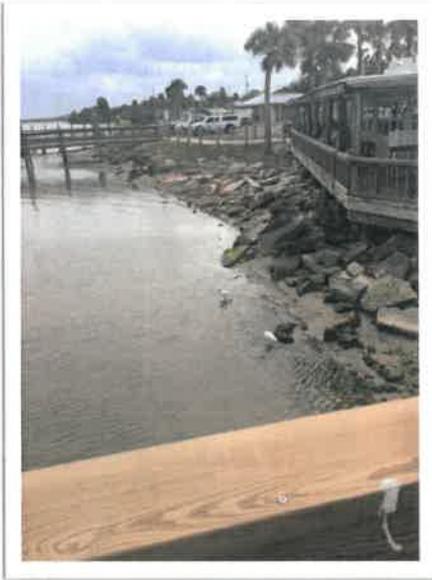
The existing site, which lies along the Indian River Lagoon, continues to be managed in accordance with the Management Plan. A shoreline protection project consisting of a rock revetment shoreline was constructed in

2021 that provides protection to the historic structure and commercial fishing operation from storm and wave damage. Native shoreline vegetation will be installed as part of the shoreline protection project to increase the habitat value.

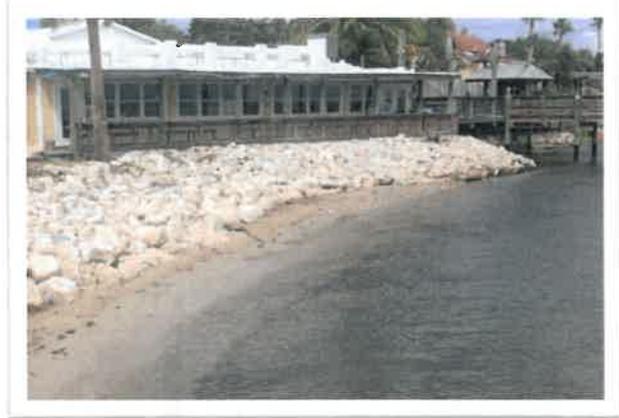
6. Resource Restoration and Enhancement

Grant approval was received in October 2018 from FIND for funding assistance to provide shoreline protection, stabilized parking, stormwater treatment, and storage improvements. In addition, the 2020 Capital Improvement Plan included funding for signage and landscaping at the Working Waterfront to be completed in conjunction with the parking and drainage improvements. Construction was completed in 2021 which included a stabilized distribution operation center and stormwater treatment ponds. In addition, the new shoreline revetment reduces the introduction of sediments and runoff directly into the lagoon. The rock allows the natural sandy shoreline to be maintained. The City will plant native shoreline species along this edge to provide further habitat value.

BEFORE



AFTER





7. Monitoring

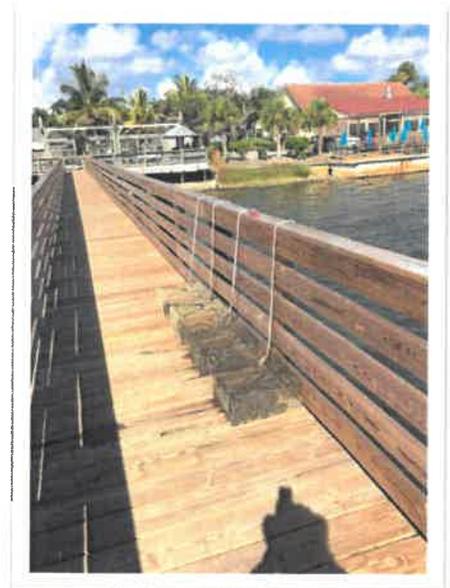
City of Sebastian Public Works provides regular monitoring and maintenance of the project site including: exotic plant removal, trash/debris pickup, and pest control.

8. Educational Signs

Educational kiosk(s) and signs were established within the interactive museum and in front of the Fish House in 2015. A new entrance sign was installed in spring of 2021 identifying the site as a Stan Mayfield Working Waterfront Park. The new acknowledgement sign has been ordered and is in production. Installation is scheduled for early in the new year.

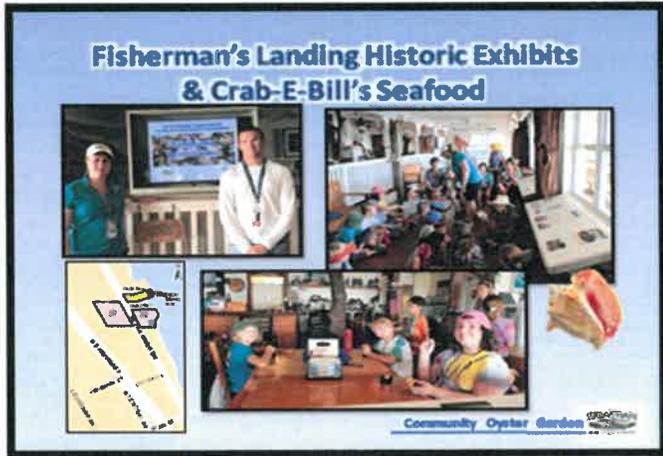
9. Educational Programs

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.



The City did not receive further funding and with the onset of COVID-19, the environmental education programs were stopped. The City will continue to provide 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. Interpretive aquacultural signage has been installed at the data collection site and in the Sebastian Fisherman's Museum inside Fisherman's Landing.

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 2021. 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 2021 on revenue collected from July 1, 2020 through June 30, 2021 shows a total amount of \$47,590.99. In fiscal year 2020/2021, the City re-invested a rough total of \$434,196.57 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	
5. Interpretive Kiosks	2015	
6. Touch Pools	2018	Removed
7. Ice Depot		Undetermined
8. Smoke House	2014	
9. Commercial Fisherman's Dock	2016	
10. Fish House	2016	
11. Boardwalk	2016	
12. Aquaculture		Undetermined
13. Micro Business Incubator	Ongoing	
14. Public Rest Rooms	2018	
15. Signs	2012	2021
16. Parking Lot Improvements	2021	
17. Shoreline Protection	2021	
18. Landscaping	2012	2022

Attachments

1. Summary of Annual Revenue and Expenditures



PROPERTY AERIAL
CIRCA 2010-2015

STAN MAYFIELD WORKING WATERFRONT PARK 2021





ATTACHEMENT 1



Florida Communities Trust Florida Forever Annual Revenue Report

State Fiscal Year July 1, 2020 through June 30, 2021
year year

FCT Project #: 08-003-WW1
 Project Site Name: Working Waterfront
 Recipient: City of Sebastian
 Key Contact Name: Ken Killgore
 Address: 1225 Main Street
Sebastian, FL 32958
 Email: kkillgore@cityofsebastian.org

For each source of revenue, please select an Activity from the drop-down menu. Enter a brief description under Comments. Select "Misc. Prod." for revenue activities that do not fit any of the activities listed and use the Description field to define the activity type (i.e., parking fees or facility rental). Enter the total amount of revenue earned for the current State Fiscal Year. Use as many of the blanks as necessary. If no revenue was earned at the site, please enter "No Revenue Earned at this FCT Site" in the first "Description or Comment" field and submit the form with \$0 revenue.

Activity (Select from the Drop-Down Menu)	Description or Comment	Revenue this State Fiscal Year:
Lease	Payments to City by Crab E. Bill's Restaurant	\$36,000.00
Concession	Payments of Dockage fees to the Operator	\$11,590.99
Total Revenue this State Fiscal Year		\$47,590.99

When completed, please return this form to:
Florida Communities Trust
Florida Department of Environmental Protection
3800 Commonwealth Boulevard, Mail Station 103
Tallahassee, Florida 32399
 Email: FloridaCommunitiesTrust@dep.state.fl.us

ORG	OBJECT	PROJECT	DESCRIPTION	YEAR	PER	EFF DATE	PO/REF2	AMOUNT	VDR NAME/ITEM	DESC	COMMENTS
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	9	06/25/2021		128.40	Comcast of South Florida I, Inc.		Crab E Bills 6.15.21-7.14.21
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	9	06/25/2021		65.00	Meeks Plumbing Inc		Crab E Bills
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	9	06/25/2021		80.00	Sandpiper Pest Control, Inc.		June 2021 Crab E Bills
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	9	06/16/2021	JS	3.54			Crab E Bills Water Reimb
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	8	06/07/2021		20.00	Hulett Environmental Services Inc		June 2021 Pest Control
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	8	05/28/2021		128.40	Comcast of South Florida I, Inc.		June 2021 Crab E Bills
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	8	05/28/2021		80.00	Sandpiper Pest Control, Inc.		May 2021 Crab E Bills
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	8	05/17/2021		86.02	Home Depot-Commercial/Credit		Rodent Exclusion
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	8	05/14/2021	JS	0.67			Plywood, Patio Nail
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	8	05/07/2021		20.00	Hulett Environmental Services Inc		Crab E Bills - Water used
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	7	04/26/2021		128.40	Comcast of South Florida I, Inc.		May 2021 Pest Control
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	7	04/15/2021		80.00	Sandpiper Pest Control, Inc.		Crab E Bills 4.15.21-5.14.21
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	7	04/12/2021		6.72			April 2021 Crab E Bills
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	7	04/12/2021		20.00	Hulett Environmental Services Inc		MAR 21 Wtr Used - Crab E Bills
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	6	03/26/2021		128.40	Comcast of South Florida I, Inc.		April 2021 Pest Control
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	6	03/26/2021		80.00	Sandpiper Pest Control, Inc.		1540 IR Dr. 3.15.21-4.14.21
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	6	03/26/2021		308.00	Terminix International		March 2021 Pest control at Cra
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	6	03/26/2021		329.00	Terminix International		Crab E Bills Drywood Termite
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	6	03/16/2021		490.00	Allied Diversified, Inc.		Crab E Bills Liquid Termite
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	6	03/16/2021		1,202.00	Allied Diversified, Inc.		Repair check valve and pump on
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	6	03/16/2021		450.00	Allied Diversified, Inc.		Repair check valve and pump on
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	6	03/03/2021		80.00	Sandpiper Pest Control, Inc.		Feb 2021 Pest control at Crab
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	6	03/03/2021		128.40	Comcast of South Florida I, Inc.		1540 IR Dr. 2.15.21-3.14.21
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	6	03/05/2021		20.00	Hulett Environmental Services Inc		March 2021 Pest Control
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	5	02/22/2021		2,500.00	Stephen I Vance		Fishermans Landing potable wat
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	5	02/08/2021		20.00	Hulett Environmental Services Inc		Jan 2021 Pest Control
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	4	01/28/2021		80.00	Sandpiper Pest Control, Inc.		Jan 2021 Pest control at Crab
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	4	01/28/2021		359.40	Screenly		Broze Annual (Working Waterfro
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	4	01/28/2021		740.00	Xtreme Detail Commercial Cleaning		Crab E Bills
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	4	01/28/2021		128.40	Comcast of South Florida I, Inc.		Crab E Bills 01.15.21-02.14.21
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	4	01/22/2021		535.00	Allied Diversified, Inc.		Lift Station Repair - Working
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	4	01/15/2021		20.00	Hulett Environmental Services Inc		Jan 2021 pest control
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	3	12/30/2020		128.40	Comcast of South Florida I, Inc.		Crab E Bills 12.15.20-01.14.21
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	3	12/30/2020		80.00	Sandpiper Pest Control, Inc.		Dec 2020 Pest control at Crab
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	3	12/08/2020		20.00	Hulett Environmental Services Inc		Dec 2020 Pest Control
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	2	11/30/2020		128.40	Comcast of South Florida I, Inc.		Crab E Bills 11.15.20-12.14.20
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	2	11/30/2020		80.00	Sandpiper Pest Control, Inc.		Pest control at Crab E Bills
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	2	11/06/2020		20.00	Hulett Environmental Services Inc		Nov 2020 Pest Control
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	2	10/26/2020		128.40	Comcast of South Florida I, Inc.		Crab E Bills 10.15.20-11.14.20
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	1	10/26/2020		80.00	Sandpiper Pest Control, Inc.		Crab E Bills Oct 2020 Pest Co
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	1	10/14/2020		20.00	Hulett Environmental Services Inc		Oct 2020 Pest Control
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,021	1	10/01/2020		128.40	Comcast of South Florida I, Inc.		Crab E Bills 9.15.20-10.14.20
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,020	12	09/25/2020		89.66	Sandpiper Pest Control, Inc.		Sept 2020 Pest Control
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,020	12	09/01/2020		80.00	Sandpiper Pest Control, Inc.		August 2020 Pest Control
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,020	12	09/01/2020		128.40	Comcast of South Florida I, Inc.		Crab E Bills 8.15.20-9.14.20
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,020	12	09/08/2020		505.00	Butterfly Flowers		80 1 Gallon Containers LoveGra
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,020	12	09/08/2020		20.00	Hulett Environmental Services Inc		Sept 2020 Pest Control
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,020	11	08/17/2020		8.26	Home Depot-Commercial/Credit		Conduit, Body, Reducer Bushing
140051	534699		OTHER CAP PROJ MAINT EXPENSE	2,020	11	08/10/2020		370.00	Allied Diversified, Inc.		Pump Lift Station Service Call

140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	11	08/10/2020	8878	20.00	Hulett Environmental Services Inc	August 2020 Pest Control
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	11	08/01/2020	8966	128.40	Comcast of South Florida I, Inc.	1540 IR Drive 07.15.20-08.14.2
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	11	08/01/2020	8966	80.00	Sandpiper Pest Control, Inc.	July General House Pest Servic
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	11	08/01/2020	8966	80.00	Sandpiper Pest Control, Inc.	July General House Pest Servic
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	10	07/07/2020	8878	20.00	Hulett Environmental Services Inc	July 2020 Pest Control
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	10	07/02/2020	9109	3.54	Metro Fire & Sprinkler	Annual Maintenance - Fleet
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	10	07/02/2020	9109	5.72	Metro Fire & Sprinkler	Annual Maintenance - Building
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	10	07/02/2020	9109	20.83	Metro Fire & Sprinkler	Annual Maintenance - Parks
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	10	07/02/2020	9109	11.95	Metro Fire & Sprinkler	Annual Maintenance - SW
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	10	07/02/2020	9109	32.48	Metro Fire & Sprinkler	Annual Maintenance - Airport
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	10	07/02/2020	9109	8.27	Metro Fire & Sprinkler	Annual Maintenance - Fisherman
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	10	07/02/2020	9109	43.21	Metro Fire & Sprinkler	Annual Maintenance - PD
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	10	07/02/2020	9109	8.81	Metro Fire & Sprinkler	Annual Maintenance - Public Wo
140051	534699	OTHER CAP PROJ MAINT EXPENSE	2,020	10	07/02/2020	9109	13.91	Metro Fire & Sprinkler	Annual Maintenance - Golf Cour
140051	534400	RENTS AND LEASES	2,020	10	07/02/2020	9109	41.78	Metro Fire & Sprinkler	Annual Maintenance - Facilitie
320151	606900	INFRASTRUCTURE	2,021	8	05/24/2021	8411	4,216.90	Florida Department of Environmental Protec	Annual Lease Fee 2020/2021
320151	606900	INFRASTRUCTURE	2,021	8	05/24/2021	8411	637.50	Applied Technology and Management, Inc.	Working Waterfront Engineering
320151	606900	INFRASTRUCTURE	2,021	6	03/15/2021	8411	722.50	Applied Technology and Management, Inc.	Working Waterfront Engineering
320151	606900	INFRASTRUCTURE	2,021	5	02/11/2021	8411	2,422.50	Applied Technology and Management, Inc.	Working Waterfront Engineering
320151	606900	INFRASTRUCTURE	2,021	4	01/15/2021	8411	382.50	Applied Technology and Management, Inc.	Working Waterfront Engineering
320151	606900	INFRASTRUCTURE	2,021	3	12/15/2020	8411	1,182.50	Applied Technology and Management, Inc.	Working Waterfront Engineering
320151	606900	INFRASTRUCTURE	2,020	11	08/28/2020	8411	425.00	Applied Technology and Management, Inc.	Working Waterfront Engineering
320151	606900	INFRASTRUCTURE	2,021	6	03/30/2021	9307	80,561.31	Ferreira Construction Company, Inc.	Fisherman's Landing Parking &
320151	606900	INFRASTRUCTURE	2,021	5	02/26/2021	9307	79,410.69	Ferreira Construction Company, Inc.	Fisherman's Landing Parking &
320151	606900	INFRASTRUCTURE	2,021	5	02/02/2021	9307	133,118.96	Ferreira Construction Company, Inc.	Fisherman's Landing Parking &
320151	606900	INFRASTRUCTURE	2,021	4	01/08/2021	9307	117,088.47	Ferreira Construction Company, Inc.	Fisherman's Landing Parking &
320151	606908	PARKING LOTS	2,021	4	01/22/2021	8677	1,658.90	Schulke, Bittle & Stoddard, LLC	Fishermans Landing Pervious Pa
320151	606908	PARKING LOTS	2,020	12	09/16/2020	8677	1,166.15	Schulke, Bittle & Stoddard, LLC	Fishermans Landing Pervious Pa
320151	606908	PARKING LOTS	2,020	11	08/14/2020	8677	152.78	Florida Today/USA Today	Bid Invitation

434,196.57 Total WW Expenses July 1, 2020 - June 30, 2021