

**Florida Communities Trust  
2018 Annual Stewardship Report – Working Waterfront  
City of Sebastian, Florida**



**Prepared October 2018  
By  
City of Sebastian**

# Florida Communities Trust - Annual Stewardship Report 2018

## 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 2017 through September 2018

**Date Drafted:** November 1, 2018

### **Summary**

The City of Sebastian has continued to improve the Working Waterfront Park in accordance with the approved Management Plan (2013). Projects were completed or initiated in 2018 in accordance with the Plan that brings 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.

The Crab-E-Bill's fish market and eatery has continued successful operations and is now into its ninth year operating in accordance with the Management Plan directives. Repair and maintenance of the historic building which houses the fish market/eatery exceeds \$20,000 annually. The City of Sebastian and tenants have kept the Working Waterfront property in working order with revenues from the leases and the Community Redevelopment Agency (CRA).

The Working Waterfront Phase 2A Project emphasized access to public restrooms. With partial funding from FIND, the City was able to complete construction of the public restrooms in Spring of 2018. Funding was also received by the Indian River Lagoon Council for establishment of an environmental education program at the Working Waterfront utilizing the established museum and meeting space. This program was kicked off in spring of 2018 and will continue to December 2018.

### **Future Land Use**

The future land use and zoning designations for the project remain unchanged from the original management plan. A FLU designation of Riverfront Mixed Use (RMU) supports the working waterfront and commercial fishing uses. Furthermore, the current zoning in place is Commercial Waterfront Residential (CWR). This zoning allows and promotes all uses proposed at the site. Therefore, there is not proposed amendment to these designations.

### **FCT Sign**

The required FCT acknowledgement sign was installed at the park entrance in 2012. New identification signs are currently in design and are proposed to be installed in 2019.



**Archaeological – Historical Resource Survey (if applicable):**

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

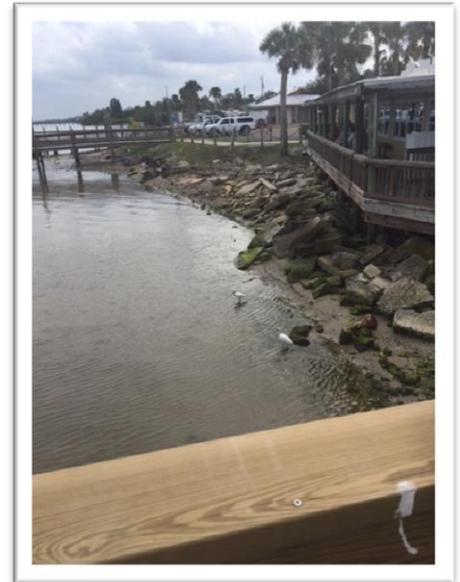
**Physical Improvements**

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 contacting the COS police department.



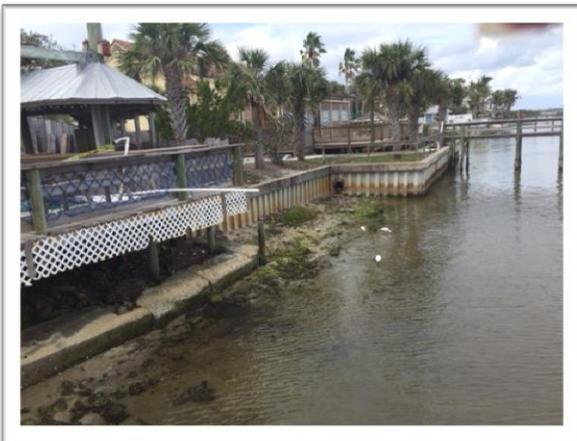
**Natural Resource Protection**

The existing site which lies along the Indian River Lagoon continues to be managed in accordance with the Management Plan. Funding has been received to construct a rock revetment shoreline that will 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.



**Resource Restoration and Enhancement**

An application was made to FIND in 2018 for funding assistance to provide shoreline protection and pervious parking and drainage improvements. Grant approval was received in October 2018 and work is slated to begin in early 2019, projected to be completed by end of fiscal year. In addition, the 2019 Capital Improvement Plan includes funding for signage and landscaping at the Working Waterfront to be completed in conjunction with the parking and drainage improvements.



**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.

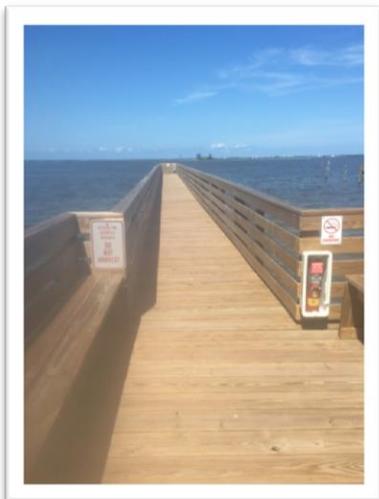
**Educational Signs**

Educational kiosk(s) and signs were established within the interactive museum and in front of the fish house in 2015. Additional signage is in design phase and scheduled to be installed late 2019.

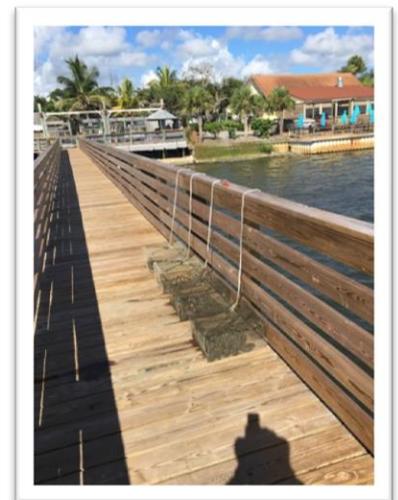
**Educational Programs**

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 aquaculture industry and the health of the Indian River Lagoon. The project provides an interactive educational experience for participants and visitors alike. Oysters and the blue crab holding tank were provided by local aqua-culturist.

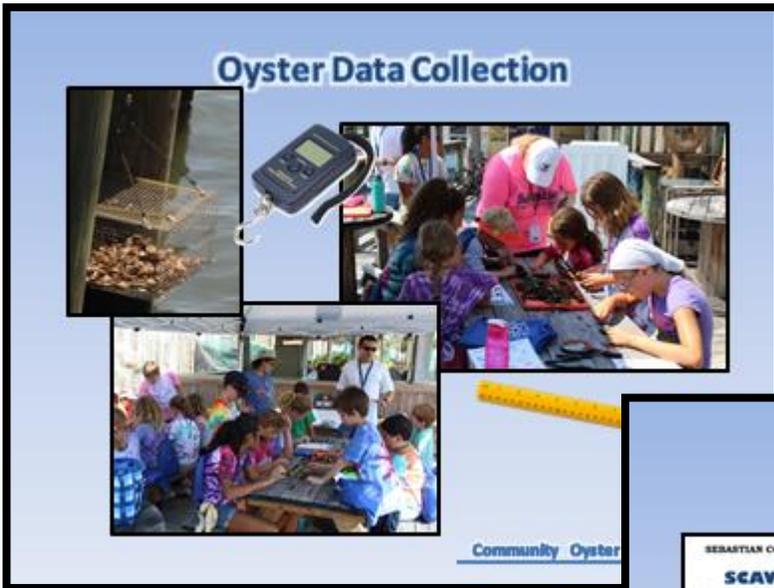


The City will provide and supervise an informational booth at local outreach events. Information on the progress of the Community Oyster Garden has been posted on the City website and emailed to residents and volunteers upon their request. The ongoing educational campaign includes an oyster lesson plan has been 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.



**Fisherman's Landing Historic Exhibits & Crab-E-Bill's Seafood**

Community Oyster Garden

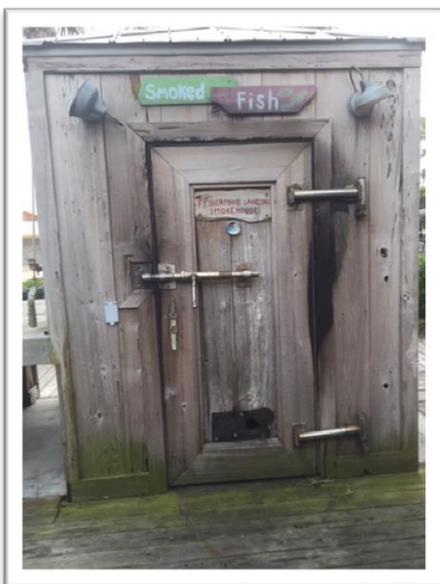


**Easements, Concessions or Leases**

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 2018. Please see **Attachment 1**. 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. Please see **Attachments 2 and 3**.

**Revenues**

- Submerged Lands Lease Wet Slip Revenue from Fisherman's Landing Sebastian, Inc. **Attachment 2**.
- COS Rents & Royalties Receipts from Crab E Bill's **Attachment 3**.



**Management Endowment** – (only required for non-profit Environmental Organization)  
Not applicable to the project.

**Security**

Security is provided by the City of Sebastian Police Department.

**Priority Schedule/Time line**

<b>Physical improvements</b>	<b>Completed</b>	<b>Projected</b>
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
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	2019
16. Parking Lot Improvements		2019
17. Shoreline Protection		2019
18. Landscaping		2019

**Management Plan Changes**

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

**Attachments**

1. Submerged Lands Lease Annual Fee
2. Rents and Royalties Report – Fisherman's Landing Sebastian, Inc.
3. Local Business Tax Receipt and Rents and Royalties Report – Crab E Bills

# **ATTACHEMENT 1**



# Florida Department of Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

Rick Scott  
Governor

Carlos Lopez-Cantera  
Lt. Governor

Noah Valenstein  
Secretary

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## Payment Receipt

Remittance ID: 1292773  
Remittance Date: 08/10/2018 09:36:59 AM  
Name: City of Sebastian Kenneth W. Killgore  
Address: 1225 Main Street  
Sebast, FL 32958  
Payment Type: State Lands Fees  
Amount: \$4,079.64

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Receipts Section  
 Post Office Box 3070  
 Tallahassee, FL 32315-3070



**INVOICE**

**Bill To:**

City of Sebastian FL  
 1225 Main St  
 Sebastian, FL 32958

**\*\* INVOICE / INSTRUMENT INFORMATION \*\***

Invoice #:	101897	Instrument #:	310006484
Invoice Date:	07/16/2018	Expiration Date:	08/15/2019
Due Date:	<b>08/15/2018</b>	Extended Term Fee:	No Surcharge
Rate:	Base Rate		
Location:	Revenue Generating Fishing/Docking		

**\*\* IMPORTANT REMINDERS \*\***

If paying by mail, please return invoice with your payment to the above address.

Online payment by check, credit card or debit card is available at

<http://www.fldepportal.com/go/pay-invoices/>.

Late payments are subject to a 12% Interest fee pursuant to FAC 18-21.011(1)(b)11.

INFORMATION			ANNUAL LEASE FEE DATA					
Description	Memo	Object	Net Square Feet	Rate	Discount	Extended Term Fee	*Amount	
Annual Lease Fee 2018/2019		021017	23,081	0.176753	N/A	Y	\$4,079.64	
Note: Please go to the DEP Business Portal to complete the annual revenue report online at <a href="http://www.fldepportal.com/go/">http://www.fldepportal.com/go/</a>							<b>Subtotal</b>	\$4,079.64
							<b>Sales Tax (0%)</b>	\$0.00
							<b>County Tax (0%)</b>	\$0.00
							<b>Total</b>	\$4,079.64
							<b>Invoice Balance Due</b>	\$4,079.64
							<b>Instrument/Lease Balance Due</b>	<b>\$4,079.64</b>

**ANNUAL LEASE FEE FORMULA = BASE FEE\* - DISCOUNT + EXTENDED TERM FEE**

*\*BASE FEE = Base Rate x Net Square Feet OR*

*\*BASE FEE = Minimum Rate*

*DISCOUNT = Base Fee x Discount Percentage*

*EXTENDED TERM FEE = Base Fee x Extended Term Fee Percentage*

For any questions concerning this invoice, please call the Division of State Lands at (850) 245-2555.

# **ATTACHEMENT 2**

Fisherman's Landing Sebastian, Inc.  
**Balance Sheet**  
As of August 20, 2018

	Aug 20, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Checking Oculina	18,927.78
Total Checking/Savings	18,927.78
Accounts Receivable	
Accounts Receivable	29,085.43
Total Accounts Receivable	29,085.43
Total Current Assets	48,013.21
Fixed Assets	
Leasehold Improvements	446,485.28
Total Fixed Assets	446,485.28
Other Assets	
Rent Credit	-12,000.00
Total Other Assets	-12,000.00
<b>TOTAL ASSETS</b>	<b>482,498.49</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Oculina Line of Credit	165.06
Prepaid Rent	68,000.00
Sales Tax Payable	1,339.41
Total Other Current Liabilities	69,504.47
Total Current Liabilities	69,504.47
Long Term Liabilities	
Deferred Revenue- Lease Credits	424,291.07
Total Long Term Liabilities	424,291.07
Total Liabilities	493,795.54
Equity	
Opening Bal Equity	5,690.00
Retained Earnings	-20,235.84
Net Income	3,248.79
Total Equity	-11,297.05
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>482,498.49</b>

9:46 AM

Fisherman's Landing Sebastian, Inc.

**Profit & Loss**

08/23/18

August 1, 2017 through August 20, 2018

Accrual Basis

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	<u>Aug 1, '17 - Aug 20, 18</u>
Ordinary Income/Expense	
Income	
Docking Fees	4,811.48
Fees	-45.00
Misc. Sales	3,182.07
	<hr/>
Total Income	7,948.55
	<hr/>
Gross Profit	7,948.55
Expense	
Insurance Expense	562.29
Professional Fees	300.00
	<hr/>
Total Expense	862.29
	<hr/>
Net Ordinary Income	7,086.26
	<hr/>
Net Income	<u><u>7,086.26</u></u>

# **ATTACHEMENT 3**

SUSAN ANDREWS  
(772)388-2727



HOME OF PELICAN ISLAND  
BUILDING DEPARTMENT  
1225 MAIN STREET • SEBASTIAN, FLORIDA 32958  
TELEPHONE: (772) 589-5537 • FAX (772) 589-2566

No:3745  
Date:8/16/2018

## LOCAL BUSINESS TAX RECEIPT

Tax Year October 1, 2018 to September 30, 2019

Address: 1540 INDIAN RIVER DR  
SEBASTIAN FL 32958  
Activity: SEAFOOD, RETAIL

Issued to: CRAB E. BILL'S, INC.  
SUSAN ANDREWS  
1540 INDIAN RIVER DR  
SEBASTIAN FL 32958

	Invoice # 18-0415
Business Tax	\$33.00
Total Paid	\$33.00

NON-TRANSFERABLE

Linda M. Lohsl, CBTO

10/30/2018 16:12  
2944jsmith

CITY OF SEBASTIAN  
|G/L ACCOUNT DETAIL

|P  
|glacting 1

Org: 140010 Object: 362100  
RENTS AND ROYALTIES 140 -00-00-00-590-362100-

YEAR PER JOURNAL EFF DATE	SRC T	PO/REF2	REFERENCE	AMOUNT	P	CHECK NO	WARRANT	VDR NAME/ITEM	DESC	COMMENTS
2018 12	812090	09/14/2018	GRP	85917	-3,000.00	Y		CRAB E BILL'S	INC	SEP 2018
2018 11	811109	08/17/2018	GRP	84925	-3,000.00	Y		CRAB E BILL'S	INC	AUG 2018
2018 10	810087	07/13/2018	GRP	83773	-3,000.00	Y		CRAB E BILLS	INC	JUL 2018
2018 09	089088	06/15/2018	GRP	83125	-3,000.00	Y		CRAB E BILL'S	INC	JUN 2018
2018 08	088083	05/15/2018	GRP	82440	-3,000.00	Y		CRAB E BILL'S	INC	MAY 2008
2018 07	087065	04/13/2018	GRP	81739	-3,000.00	Y		CRAB E BILL'S	INC	APRIL 201
2018 06	086117	03/15/2018	GRP	80924	-3,000.00	Y		CRAB E BILL'S	INC	MAR 2018
2018 05	085086	02/16/2018	GRP	80177	-3,000.00	Y		CRAB E BILL'S	INC	CRAB E BI
2018 04	084085	01/16/2018	GRP	79355	-3,000.00	Y		CRAB E BILL'S	INC	JAN 2018
2018 03	083099	12/15/2017	GRP	78847	-3,000.00	Y		CRAB E BILLS	INC	DEC 2017
2018 02	082085	11/14/2017	GRP	78105	-3,000.00	Y		CRAB E BILLS	INC	NOV 2017
2018 01	081122	10/17/2017	GRP	77332	-3,000.00	Y		CRAB E BILLS	INC	OCT 2017

Total Amount: -36,000.00

\*\* END OF REPORT - Generated by Jennifer Smith \*\*

Obj: 140051 Object: 534699  
OTHER CAP PROJ MAINT EXPENSE 140 -00-00-55-554-534699-

YEAR	PER	JOURNAL	EFF DATE	SRC	T	PO/REF2	REFERENCE	AMOUNT	P	CHECK NO	WARRANT	VDR NAME/ITEM	DESC	COMMENTS
2018	12	812220	09/30/2018	API	1	8302	CK 2056	135.00	Y	20564		Truly Nolen of Am	Annual Se	Annual Se
2018	12	812220	09/30/2018	API	1	8302	CK 2056	135.00	Y	20565		Truly Nolen of Am	Annual Se	Annual Se
2018	12	812165	09/26/2018	API	1		CKED MEMO	138.90	Y	20394		Home Depot-Commer	Towable C	Towable C
2018	12	812165	09/26/2018	API	1		CK 2039	142.80	Y	20392		Home Depot-Commer	Concrete	Concrete
2018	12	812165	09/26/2018	API	1		CK 2041	38.13	Y	20413		Home Depot-Commer	Nutdriver	Nutdriver
2018	12	812165	09/26/2018	API	1		CK 2039	150.00	Y	20391		Home Depot-Commer	Deposits	Deposits
2018	12	812165	09/26/2018	API	1		CK 2041	315.06	Y	20393		Home Depot-Commer	Palet Re	Palet Re
2018	12	812165	09/26/2018	API	1		CK 2041	10.06	Y	20412		Home Depot-Commer	Copper Re	Copper Re
2018	12	812165	09/26/2018	API	1		CK 2041	35.76	Y	20411		Home Depot-Commer	Paste. S1	Paste. S1
2018	12	812165	09/06/2018	API	1	8302	CK 2034	37.50	Y	97808	092818	Tropical Property	1540 IR D	1540 IR D
2018	12	812035	09/06/2018	API	1	8302	CK 2034	135.00	Y	20347		Truly Nolen of Am	Annual Se	Annual Se
2018	12	812035	09/06/2018	API	1	8302	CK 2034	135.00	Y	20348		Truly Nolen of Am	Annual Se	Annual Se
2018	12	811164	08/23/2018	API	1		CK 2019	94.90	Y	20195		Comcast of South	Crab E Bi	Crab E Bi
2018	11	811164	08/22/2018	API	1		CK 2019	52.67	Y	20192		Home Depot-Commer	LED Clip	LED Clip
2018	11	811164	08/22/2018	API	1		CK 2019	37.50	Y	97592		Home Depot-Commer	1540 IR D	1540 IR D
2018	11	811009	08/01/2018	API	1	8483	59340	475.00	Y	97424	083118	Ameron Pest Contr	Crab-E-Bi	Crab-E-Bi
2018	11	811009	08/01/2018	API	1	8483	59333	52.85	Y	97425	080318	Stephen I Vance	Crab-E-Bi	Crab-E-Bi
2018	10	810183	07/31/2018	API	1	8483	59333	1,673.80	Y	97414	080318	Complete Alarm In	Crab-E-Bi	Crab-E-Bi
2018	10	810091	07/20/2018	API	1		CK 2004	94.90	Y	20064		Comcast of South	Crab E Bi	Crab E Bi
2018	10	810091	07/17/2018	API	1		CK 2004	10.50	Y	20064		Comcast of South	Crab E Bi	Crab E Bi
2018	10	810037	07/03/2018	API	1		59227	37.50	Y	97884	072718	Home Depot-Commer	Gap Fille	Gap Fille
2018	10	810037	07/03/2018	API	1		CK 1988	10.50	Y	19884		Ameron Pest Contr	1540 IR D	1540 IR D
2018	10	810037	07/03/2018	API	1		CK 1930	94.90	Y	19884		Comcast of South	Crab E Bi	Crab E Bi
2018	09	089170	06/25/2018	API	1	8302	CK 1933	135.00	Y	19903		Maxwell & Son, In	Crab E Bi	Crab E Bi
2018	09	089170	06/25/2018	API	1	8302	5919	31.50	Y	19931		Truly Nolen of Am	Annual Se	Annual Se
2018	09	089031	06/01/2018	API	1		CK 1869	94.90	Y	19697	062918	Ameron Pest Contr	1540 IR D	1540 IR D
2018	08	088368	05/31/2018	API	1	8302	CK 1975	280.35	Y	19750		Comcast of South	Crab E Bi	Crab E Bi
2018	08	088368	05/31/2018	API	1	8302	5908	135.00	Y	19754		Treasure Coast Ne	Public No	Public No
2018	07	087150	04/27/2018	API	1		CK 1950	37.50	Y	19501	060118	Truly Nolen of Am	Annual Se	Annual Se
2018	07	087140	04/19/2018	API	1		CK 1944	94.90	Y	19445		Ameron Pest Contr	May Pest	May Pest
2018	07	087056	04/11/2018	API	1	8379	CK 1944	31.86	Y	19445	050418	Comcast of South	Crab E Bi	Crab E Bi
2018	07	087056	04/11/2018	API	1	8379	5889	112.44	Y	19400		Ameron Pest Contr	April Pes	April Pes
2018	07	087034	04/05/2018	API	1		CK 1929	780.00	Y	96796	042018	Home Depot-Commer	Loccite P	Loccite P
2018	07	087034	04/05/2018	API	1		CK 1930	59.85	Y	96750	041318	Stephen I Vance	Wesh Join	Wesh Join
2018	07	087034	04/05/2018	API	1		CK 1935	432.77	Y	19324		Complete Alarm In	Cut old P	Cut old P
2018	07	087034	04/05/2018	API	1		CK 1935	44.45	Y	19308		Comcast of South	Crab E Bi	Crab E Bi
2018	07	087034	04/05/2018	API	1		CK 1935	12.50	Y	19352		Maxwell & Son, In	Backflow	Backflow
2018	07	087034	04/05/2018	API	1		CK 1935	12.50	Y	19353		Maxwell & Son, In	Crab E Bi	Crab E Bi
2018	06	086189	03/28/2018	API	1		5881	439.41	Y	96616	033018	Truly Nolen of Am	Annual Se	Annual Se
2018	06	086189	03/28/2018	API	1		CK 1910	94.90	Y	19149		Crab E Billi's Inc	Annual Se	Annual Se
2018	05	085176	02/28/2018	API	1	8302	CK 1914	180.00	Y	19103		Ameron Pest Contr	March Pes	March Pes
2018	05	085176	02/28/2018	API	1	8302	5881	37.50	Y	96616	033018	Comcast of South	Crab E Bi	Crab E Bi
2018	05	085144	02/25/2018	API	1		CK 1914	3,160.00	Y	19149		Truly Nolen of Am	Annual Se	Annual Se
2018	05	085144	02/25/2018	API	1		CK 1914	180.00	Y	19149		Truly Nolen of Am	Annual Se	Annual Se
2018	05	085144	02/25/2018	API	1		CK 1914	37.50	Y	96436	030218	Ameron Pest Contr	1540 IR D	1540 IR D
2018	04	084094	01/18/2018	API	1		CK 1889	208.00	Y	96352	020918	Twin Rivers Prope	Crab E Bi	Crab E Bi
2018	04	084094	01/18/2018	API	1		CK 1889	94.90	Y	18897	012618	Comcast of South	Crab E Bi	Crab E Bi
2018	04	084094	01/18/2018	API	1		CK 1889	37.50	Y	18897	012618	Ameron Pest Contr	1540 TR D	1540 TR D
2018	04	084086	01/16/2018	API	1		5850	85.00	Y	96211	011918	Maxwell & Son, In	Tested WI	Tested WI

Org: 140051 Object: 534699  
 OTHER CAP PROJ MAINT EXPENSE 140 -00-00-55-554-534699-

YEAR	PER JOURNAL	BFF DATE	SRC T	PO/REF2	REFERENCE	AMOUNT	P	CHECK NO	WARRANT	VDR NAME/ITEM DESC	COMMENTS
2018 04	084043	01/08/2018	API	1	5847	59.85	Y	96198	011918	Complete Alarm In	Crab E Bi
2018 04	084034	01/04/2018	API	1	CK	94.90	Y	18666		Comcast of South	Crab Hill
2018 03	083170	12/28/2017	API	1	5841	37.50	Y	96073	122917	Ameron Pest Contr	Crab E Bi
2018 03	083083	12/14/2017	API	1	5837	1,750.00	Y	95999	121517	Jimmy's Tree Serv	Mangrove
2018 02	082044	11/28/2017	API	1	CK	85.40	Y	18487		Comcast of South	Crab E Bi
2018 02	082148	11/28/2017	API	1	5829	140.50	Y	95912	120117	Metro Fire & Spri	Annual Ma
2018 02	082145	11/22/2017	API	1	CK	250.00	Y	18386		Florida Department	Mangrove
2018 02	082115	11/21/2017	API	1	CK	37.95	Y	18405		Home Depot-Commer	Tubing To
2018 02	082048	11/08/2017	API	1	5818	37.50	Y	95877	120117	Ameron Pest Contr	1540 Fish
2018 02	082044	11/03/2017	API	1	CK	199.30	Y	18291		Jimmy's Tree Serv	Main St
2018 02	082044	11/03/2017	API	1	CK	1830	Y	18305		Comcast of South	Crab E Bi
2018 01	081170	10/25/2017	API	1	CK	274.00	Y	18306		Terminix Internat	Liquid De
2018 01	081165	10/23/2017	API	1	5810	37.50	Y	95686		Ameron Pest Contr	Drywood P
2018 01	081031	10/02/2017	API	1	CK	223.26	Y	18278		Ameron Pest Contr	1540 IR D
2018 01	081031	10/02/2017	API	1	5792	19.95	Y	18279		Screenly	Annual Br
Total Amount:						18,705.56			102017	Complete Alarm In	Crab-E-Bi

\*\* END OF REPORT - Generated by Lisa Frazier \*\*