



**BOARD OF COUNTY
COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA**

**COMMISSION AGENDA
SPECIAL CALL MEETING
FRIDAY, NOVEMBER 21, 2008 - 11:00 A.M.**

**County Commission Chamber
Indian River County Administration Complex
1801 27th Street, Building A
Vero Beach, Florida, 32960-3388
www.ircgov.com**

COUNTY COMMISSIONERS

Wesley S. Davis, Chairman	District 1	Joseph A. Baird, County Administrator
Joseph E. Flescher, Vice Chairman	District 2	William G. Collins II, County Attorney
Gary C. Wheeler	District 3	Jeffrey K. Barton, Clerk to the Board
Peter D. O'Bryan	District 4	
Bob Solari	District 5	

- | | | <u>PAGE</u> |
|-----------|---|--|
| 1. | <u>CALL TO ORDER</u> | <u>11:00 A.M.</u> |
| 2. | <u>INVOCATION</u> | Commissioner Wesley S. Davis, Chairman |
| 3. | <u>PLEDGE OF ALLEGIANCE</u> | Commissioner Joseph E. Flescher, Vice Chairman |
| 4. | <u>COMMISSIONERS ITEMS</u> | |
| | A. <u>Commissioner Wesley S. Davis, Chairman</u> | |
| | 1. Consideration of Request for Resolution in Support of the City of Sebastian's Stan Mayfield Working Waterfront Grant Application, and Request for Matching Grant Funds Assistance | 1-32 |
| 5. | <u>ADJOURNMENT</u> | |

Anyone who may wish to appeal any decision which may be made at this meeting will need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal will be based.

Anyone who needs a special accommodation for this meeting may contact the County's Americans with Disabilities Act (ADA) Coordinator at (772) 226-1223 (TDD # 772-770-5215) at least 48 hours in advance of meeting.

The full agenda is available on line at the Indian River County Website at www.ircgov.com The full agenda is also available for review in the Board of County Commission Office, the Indian River County Main Library, the IRC Courthouse Law Library, and the North County Library.

Commission Meeting may be broadcast live by Comcast Cable Channel 27

Rebroadcasts continuously with the following proposed schedule:

Tuesday at 6:00 p.m. until Wednesday at 6:00 p.m.,

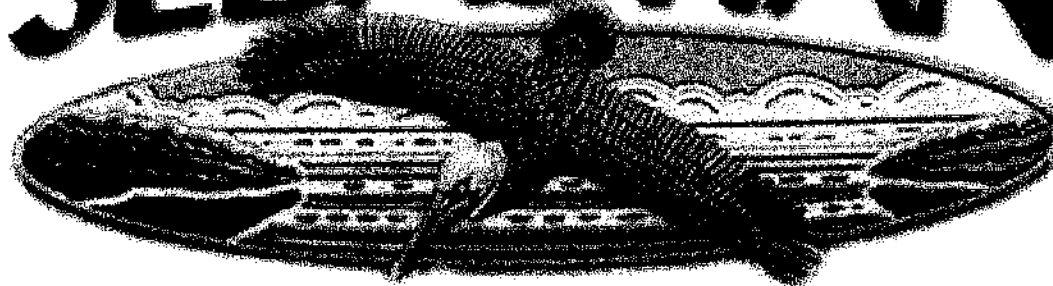
Thursday at 1:00 p.m. through Friday Morning,

and Saturday at 12:00 Noon to 5:00 p.m.

STAN MAYFIELD WORKING WATERFRONT GRANT

CITY OF

SEBASTIAN



HOME OF PELICAN ISLAND

PREPARED BY AL MINNER - CITY
MANAGER

PURPOSE OF GRANT

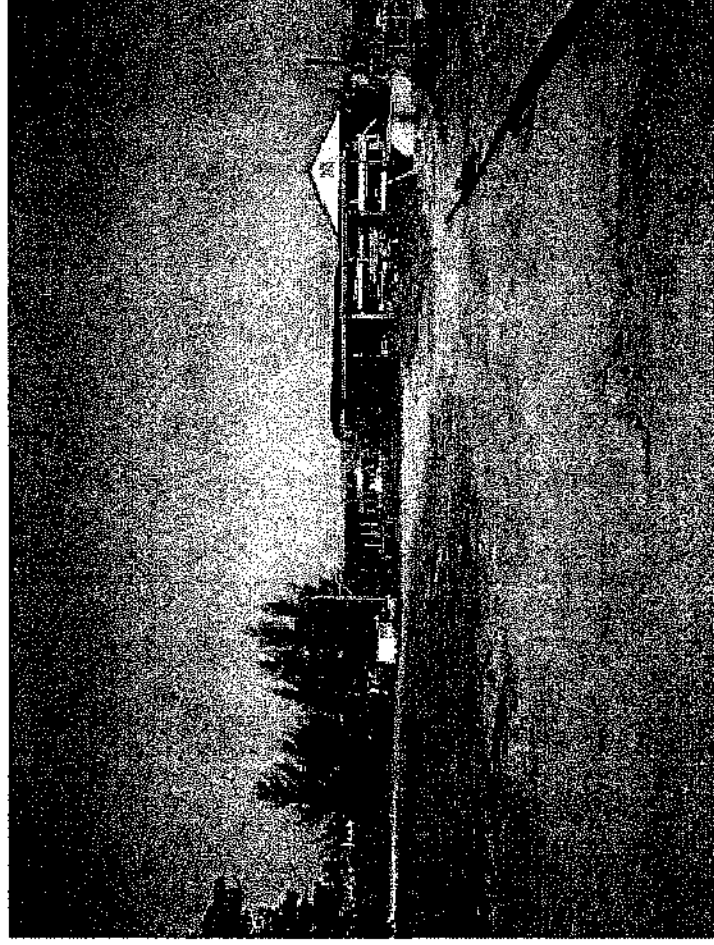
- The purpose of the Stan Mayfield Working Waterfronts Program is to further the protection and continuation of Working Waterfronts in the State of Florida.
- A Working Waterfront is defined as:
 - A. A parcel or parcels of land directly used for the purposes of the commercial harvest of marine organisms or saltwater products by state-licensed commercial fishermen, aquacultures, or business entities, including piers, wharves, docks or other facilities operated to provide waterfront access to licensed commercial fishermen, aquaculturists or business entities; or
 - B. A parcel or parcels of land used for exhibitions, demonstrations, educational venues, civic events and other purposes that promote and educate the public about economic, cultural and historic heritage of Florida's traditional working waterfronts, including the marketing of the seafood and aquaculture industries.



City Council Action

- Supported Resolution R-08-25 - Fisherman's Landing Sebastian, Inc.
- FLS SMWWG Application for Actual Working Waterfront - "A" Portion of the SMWWG
- Passed Resolution R-08-28 - "B" Portion of the SMWWG Waterfront Definition

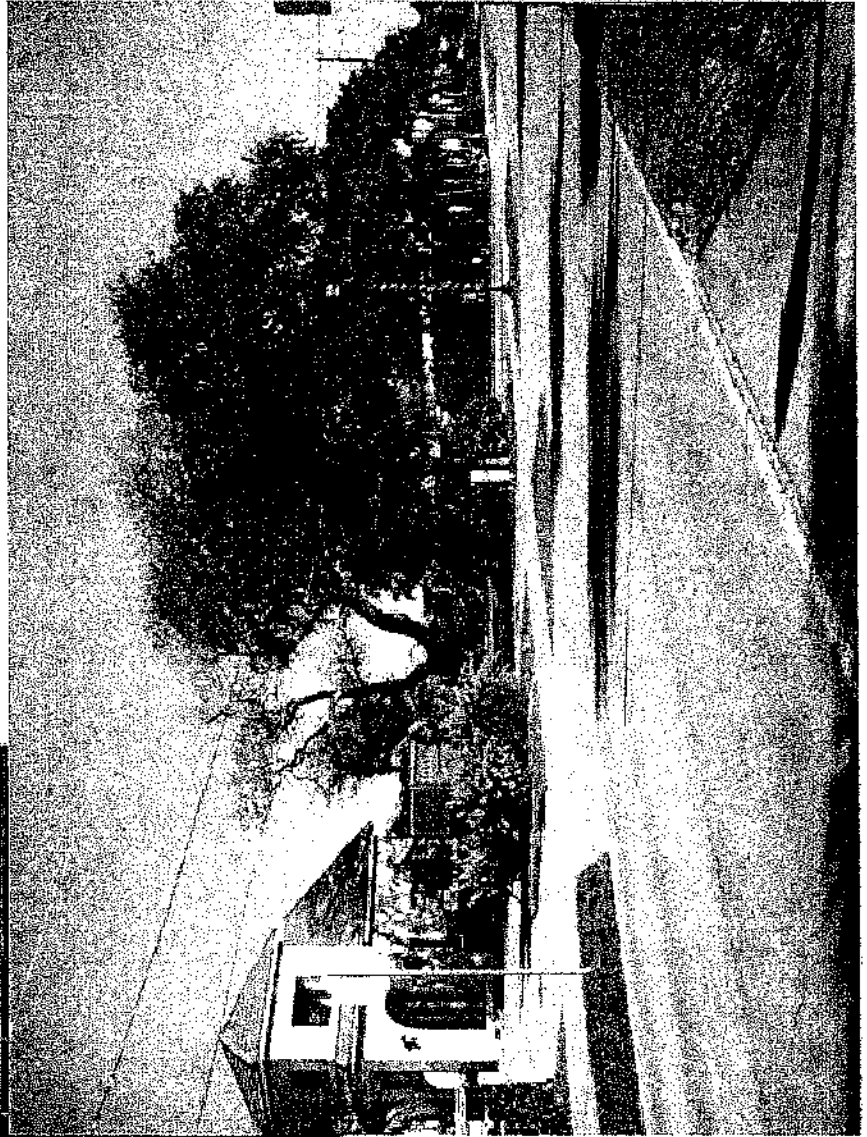
Fishermen's Landing Sebastian



Sebastian Working Waterfront Collaborative

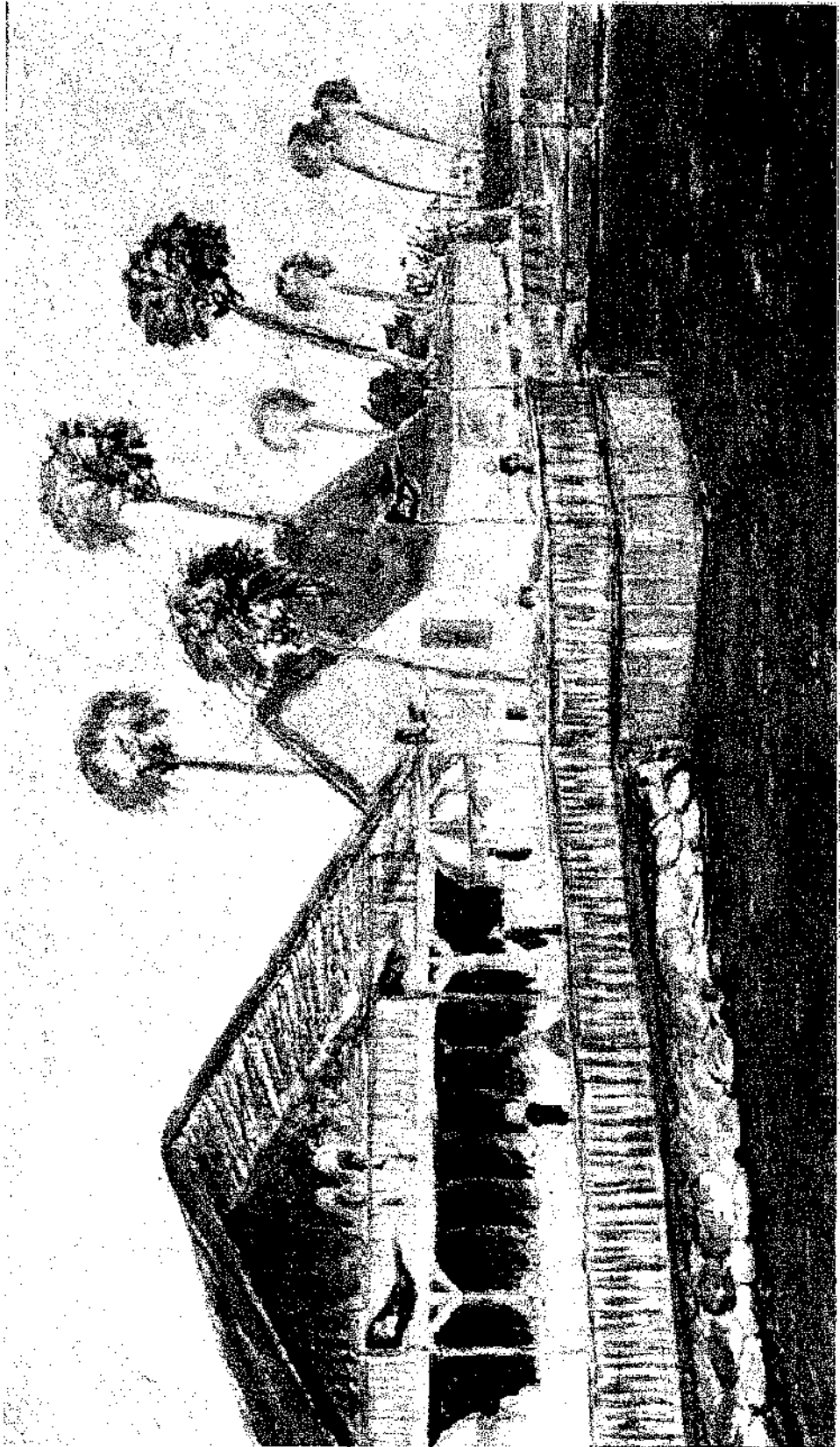


Seeks to Purchase Hurricane Harbor and Sebastian Entertainment Center



Sebastian Working Waterfront Collaborative

- Total Grant Request: \$3,525,000
- \$878,750 Match
 - \$500,000 - Indian River County
 - \$378,750 - City Of Sebastian (CRA Fund)
- Purpose is to Use CRA Funds to Create Destination Spot Showcasing Sebastian's Commercial Fishing Through:
 - Historical Perspectives, Market Place, Education, Ecotourism, Adjacent to Potential Working Waterfront



Financial Considerations

Tax Roll

PARCEL	2001 TOTAL TAX	2008 TOTAL TAX	CITY (19.5%)	GENERAL FUND	CRA
Sebastian Entertainment	\$1,456	\$13,097	\$2,554	\$284	\$2,270
Hurricane Harbor	\$16,926	\$41,940	\$8,178	\$3,301	\$4,878
TOTAL TAXES	\$18,382	\$55,037	\$10,732	\$3,584	\$7,148

PARCEL	2008 TOTAL TAX	COUNTY (30%)
Sebastian Entertainment	\$13,097	\$3,929
Hurricane Harbor	\$41,940	\$12,582
TOTAL TAXES	\$55,037	\$16,511

Redevelopment Considerations



- Project is Located in the Sebastian CRA
- Collaborative Grant Aims to Make Working Waterfront a Destination
- Uses Redevelopment Dollars to Attract Tourists, Bolster Local Business and create Fishing Industry Jobs - Ultimately Diversifying Tax Base for City and County

City Request of Board of Indian River County Commissioners

- Importance of a Unified Vision
- Competitive Grant Field w/ Limited State Dollars
- *SMWWG* Aim for Actual Working Waterfront - Emphasis on "A"
- Multi-Jurisdictional Approach/Support
- Request:
 - County support of the "Sebastian Working Waterfront Collaborative" *SMWWG* application aimed at supplementing the Fisherman's Landing application with multi-jurisdictional effort and allocating up to \$500,000 for a grant match funding.



HOME OF PELICAN ISLAND
1225 MAIN STREET ■ SEBASTIAN, FLORIDA 32958
TELEPHONE (772) 589-5518 ■ FAX (772) 388-8248

RESOLUTION NO R-08-25

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SEBASTIAN FLORIDA SUPPORTING THE FISHERMAN'S LANDING
SEBASTIAN, INC. GRANT APPLICATION TO THE STAN MAYFIELD
WORKING WATERFRONTS GRANT PROGRAM**

WHEREAS the Florida Communities Trust, has been authorized to provide funding opportunities to local governments or non-profit entities to preserve and promote Sebastian's heritage commercial fishing industry through the Stan Mayfield Working Waterfronts grant program.

WHEREAS the City has acknowledged that the purpose of the Stan Mayfield Working Waterfronts program is to further the protection and continuation of working waterfronts in the State of Florida.

"Working Waterfront" is defined in the Florida Statute as:

- (a) A parcel or parcels of land directly used for the purposes of the commercial harvest of marine organisms or saltwater products by state-licensed commercial fishermen, aquaculturists, or business entities, including piers, wharves, docks, or other facilities operated to provide waterfront access to licensed commercial fishermen, aquaculturists, or business entities; or
- (b) A parcel or parcels of land used for exhibitions, demonstrations, educational venues, civic events, and other purposes that promote and educate the public about economic, cultural, and historic heritage of Florida's traditional working waterfronts, including the marketing of the seafood and aquaculture industries.

WHEREAS the City has been advised by the Florida Communities Trust of the availability of funds under this program and desires to support the Fisherman's Landing Sebastian, Inc. proposal.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEBASTIAN FLORIDA as follows:

Section 1. AUTHORIZATION. The City Council hereby expresses its support and authorizes the City Manager to transmit a letter with this resolution to the Florida Communities Trust program.

Section 2. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

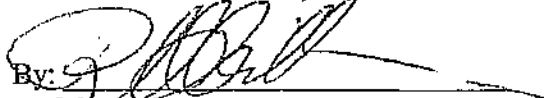
Section 3. EFFECTIVE DATE. This resolution shall take effect immediately upon its adoption.

This resolution was moved for adoption by Councilmember Hill. The motion was seconded by Councilmember Coy and, upon being put to a vote, the vote was as follows:

Mayor Richard H. Gillmor	<u>aye</u>
Vice Mayor Jim Hill	<u>aye</u>
Councilmember Andrea Coy	<u>aye</u>
Councilmember Dale I. Simchick	<u>aye</u>
Councilmember Eugene Wolff	<u>aye</u>

The Mayor thereupon declared this Resolution duly passed and adopted this 12th day of November, 2008.

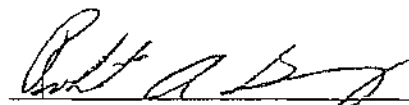
CITY OF SEBASTIAN, FLORIDA

By: 
Mayor

ATTEST:

Approved as to form and content for reliance by the City of Sebastian only:


Sally A. Maio, MMC
City Clerk


Robert A. Ginsburg, Interim City Attorney

RESOLUTION NO. R-08-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEBASTIAN, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO SUBMIT A CITY OF SEBASTIAN APPLICATION FOR THE STAN MAYFIELD WORKING WATERFRONTS GRANT; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the Florida Communities Trust has been authorized to provide funding opportunities to local governments or non-profit entities to preserve and promote the commercial fishing industry in Florida through the Stan Mayfield Working waterfronts grant program.

WHEREAS, Sebastian City Council feels it is in the best interest of the City of Sebastian to apply for the Stan Mayfield Working Waterfronts grant program.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEBASTIAN, AS FOLLOWS:

SECTION 1. The City Council hereby authorizes the City Manager to submit an application for grant funding to Florida Communities Trust for the Stan Mayfield Working Waterfronts grant program as attached hereto as Exhibit "A".

SECTION 2. Effective Date. This resolution shall take effect immediately upon its adoption.

A motion to adopt the foregoing Resolution was made by Council Member Coy. The Motion was seconded by Council Member Hill and, upon being put into a vote, the vote was as follows:

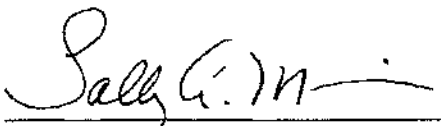
Mayor Richard H. Gillmor	<u>aye</u>
Vice Mayor Jim Hill	<u>aye</u>
Council Member Andrea Coy	<u>aye</u>
Council Member Dale Simchick	<u>aye</u>
Council Member Eugene Wolff	<u>aye</u>

The Mayor thereupon declared this Resolution duly passed and adopted this 19th day of November, 2008.

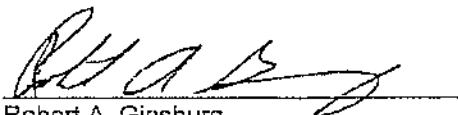
CITY OF SEBASTIAN, FLORIDA

By: 
Mayor Richard H. Gillmor

ATTEST:


Sally A. Major, MMC
City Clerk

Approved As To Form And Legality For Reliance By the City of Sebastian Only:


Robert A. Ginsburg
Interim City Attorney

Florida Communities Trust **Application Form SMWW-1**
Stan Mayfield Working Waterfronts Grant Application Form
In Accordance With Rule 9K-9.003(1), F.A.C.

1. PROJECT NAME Sebastian Working Waterfront Collaborative
 (Descriptive project name)

2. APPLICANT NAME City of Sebastian
 (Name of Local Government or Nonprofit Working Waterfront Organization)
Nonprofit Working Waterfront Organization, must provide the required information requested in Exhibits J, K and L.

3. PARTNERSHIP APPLICATION

Is this a Partnership Application between a Local Government and Nonprofit Working Waterfront Organization?
YES **NO**
If yes, provide the name of the Nonprofit Working Waterfront Organization. Also, provide an application transmittal letter from the partnering agency.
We are not submitting application as partnership, there will be two separate applications but the project does represent a public/private collaboration between City, County, State and private sector.

4. KEY CONTACT PERSON

Note: The key contact is required to be an employee of the Local Government or Nonprofit Working Waterfront Organization. Identify only one key contact person.

Key Contact Name Rebecca Grohall
 First Middle Initial Last
 Title Growth Management Director
 Department Growth Management
 Mailing Address 1225 Main Street
 City Sebastian, FL Zip Code 32958
 Phone Number (772) 589-5518 Fax Number (772) 388-8248
 E-mail Address rgrohall@cityofsebastian.org

Chief Administrator for the Local Government
 Name Al Minner, City Manager Phone Number (772) 38-8200
Note: If the Applicant's principal office address is a post office box, a delivery address is also required.
 Delivery Address 1225 Main Street
 City Sebastian, FL Zip Code 32958

5. PROJECT SITE LOCATION

County Indian River Section 31 Township 30S Range 39E
Note: Include all directional designations (Township either North or South – Range either East or West).

6. TOTAL PROJECT ACREAGE

Indicate the approximate acreage of the Project Site. 2.01 Acres

7. ACQUISITION TYPE

The Applicant **must** fill out one of the following acquisition types, as appropriate.

The use of condemnation or the threat of condemnation is not considered a Voluntarily-Negotiated Transaction. Parcels proposed to be acquired under these conditions do not qualify for Acquisition under the FCT program.

 X **Fee Simple**

The Project Site will be a joint acquisition with both FCT and the Applicant participating in the Acquisition process.

 Less than fee - Working Waterfront Covenants

FCT and the Applicant will acquire a less than fee interest in the site – acquiring the development rights off the property while still allowing the owner to continue operation of the site as a Working Waterfront.

 2 Number of separate ownerships to be acquired within the Project Site.

Note: No Project Site can contain more than 3 ownerships.

Sebastian Entertainment – one owner: Sebastian Entertainment, LLC

Hurricane Harbor – two corporations: Dancu Holdings Inc and Sebastian Harbour Ltd.

8. ESTIMATED PROJECT COSTS

Enter an amount on each line and round to the nearest hundred dollars.

a. Land purchase price (estimated)	\$ <u>3,500,000</u>
b. Acquisition costs (estimated) Cost of certified survey(s), appraisal(s), appraisal review(s), title report(s), title insurance premium(s) and environmental audit(s).	\$ <u>15,000</u>
c. Total Project Costs [Add a. and b.]	\$ <u>3,515,000</u>

9. AWARD AMOUNT AND MATCH

	Dollar Amount	Percentage of Award
a. FCT grant award amount (1)	\$ <u>2,636,250.00</u>	<u>75%</u> (2 decimal places)
b. Match amount (2)	\$ <u>878,750.00</u>	<u>25%</u> (2 decimal places)
c. Total Project Costs [Add a. and b.] (Should equal 8.c above)	\$ <u>3,515,000.00</u>	<u>100</u> %

(1) The total amount of any Award or combination of Awards applied for by any Local Government(s) or Nonprofit Working Waterfront Organization(s) under any Application(s) or Partnership Application(s) for any project(s) shall not exceed funds available during any one cycle.

(2) No match is required. Points are awarded in the criteria (4)(a) 1 and 2 for various levels of match.

10. SOURCE OF MATCH

Check the appropriate response(s) below to indicate eligible source(s) of Match:

- X Existing or future cash from the Applicant.
- X Cash or grant from federal, state, regional, county, municipal, or other agency.
- Cash from a private Donation.
- Value of real property donated by the landowner in a documented bargain sale or Donation agreement.

Note: If the source of the Match is from a third party, provide documentation indicating source and amount.

OWNERSHIP AND ACQUISITION PLAN

List all property owners and parcel tax identification numbers for all parcels.

The use of *condemnation* or the *threat of condemnation* is not considered a Voluntarily-Negotiated Transaction. Parcels proposed to be acquired under these conditions do not qualify for Acquisition under the FCT program.

Requirement: Provide a willing owner letter for all parcels listed below (Exhibit H).

Owner's Name	Parcel Tax ID Number(s)
Norbert Kreyer	31390600001001000001.0
Sebastian Harbor Ltd.	31390600001002000001.0
Dancu Holdings Inc.	30393100000002000004.0
	31390600001002000002.0
	31390600001002000003.0

Owner's Mailing Address	Phone
-------------------------	-------

Owner's Name	Parcel Tax ID Number(s)
Sebastian Entertainment	30393100000002000003.0

Owner's Mailing Address	Phone
1550 N. Indian River Dr, Sebastian, FL 32958	(772)

The purpose of the Stan Mayfield Working Waterfronts Program is to further the protection and continuation of Working Waterfronts in the State of Florida.

"Working Waterfront" is defined in the Florida Statute as:

(a) A parcel or parcels of land directly used for the purposes of the commercial harvest of marine organisms or saltwater products by state-licensed commercial fishermen, aquaculturists, or business entities, including piers, wharves, docks, or other facilities operated to provide waterfront access to licensed commercial fishermen, aquaculturists, or business entities; or

(b) A parcel or parcels of land used for exhibitions, demonstrations, educational venues, civic events, and other purposes that promote and educate the public about economic, cultural, and historic heritage of Florida's traditional working waterfronts, including the marketing of the seafood and aquaculture industries.

The project proposed for funding in the grant application must clearly further the purposes of a Working Waterfront as outlined above.

Project Summary or Business Summary

Project Summary

A Project Summary is required when a Local Government proposes to acquire fee simple interest in the Project Site solely for a public use such as a maritime museum, educational venue or civic event area to educate the public about the economic, cultural and historic heritage of Florida's traditional working waterfronts. A Business Summary is not required for this type of project.

The Project Summary shall include a discussion of the purpose of the project, existing and future uses, existing and proposed physical improvements and historic resources. Include the size of any existing or proposed buildings. Indicate if any easements, concessions, or leases exist or are proposed. The recommended size for a Project Summary is one page.

See attached Exhibit

Business Summary

When the site is to be operated as a Working Waterfront, a Business Summary is required.

Recommended size of a Business Summary is two to five pages but use as many pages as needed.

Address the following items. If an item is not applicable to the project, please state so.

Introduction

1. Provide a brief description of the existing and/or proposed activities on the site.
2. Discuss how the Project Site would further the protection and continuation of a Working Waterfront.
Note: The proposed activities on the site must conform to purposes of the Working Waterfronts Program as defined in 380.5105(a) and (b).
3. Discuss how the development and management of the Project Site will provide an economic benefit to the community.
4. Ownership type:
 - Public (Local Government)
 - Private – describe the type of ownership including:
 - Name of organization
 - Owner(s) or officer(s)
 - History and background of the business

Business

1. Describe existing or proposed business activities on the site.
Note: The primary activities and revenues collected on site shall conform to the purposes of the Working Waterfront program.
2. Explain the services, benefits and support to the commercial seafood industry.
3. Describe educational activities to be conducted that highlight the historical or current commercial fishing or aquaculture industry.
4. Explain any activities indirectly supporting the commercial seafood industry.
5. Describe the current and future demand for the facilities and activities to be provided, including but not limited to:
 - Description and size of current market;
 - Geographic region of customer base;
 - Describe competition in the area.

Management

1. Description of facility(ies). Identify existing and all proposed improvements:
 - a. Describe conditions and size of existing structures.
 - b. Description and approximate size of the proposed improvements.
Note: Any new structure to be located on sovereignty-submerged lands shall comply with the criteria set forth in F.A.C. 18-21 including but not limited to the requirement that the structure be water dependent.
2. Identify existing and/or proposed easements, concessions, or leases.
3. Identify any existing or proposed third party leases including the lessee and purpose of the lease.
4. Identify all short term and long term maintenance requirements.
5. Discuss current and proposed staffing needs.
6. Identify the approximate cost for development and operation of the site including proposed improvements, maintenance, staffing, etc.
7. Identify funding sources for the development and maintenance of the site.

Appendix

Attach and label backup documentation to provide verification of above items as needed.

PROJECT EVALUATION CRITERIA

Answer the following questions, as applicable to the proposed project. Where requested, provide support documentation or attached Exhibits.

Note: Provide a response to each of the following criteria, either yes or no. If the answer to a criterion is checked **no**, move to the next question. If the answer to a criterion is checked **yes**, provide a response as appropriate and limit your response to **no more than ½ page**. **Any criterion that is not addressed or is left blank will not be evaluated and no points will be awarded.**

(1) Location

(a) The Project Site is located within the boundary of a locally designated Community Redevelopment Area as defined in s. 163.340, F.S. and furthers the adopted community redevelopment plan (10 points).

YES NO

If yes, provide documentation from the local government that the Project Site is located within a Community Redevelopment Area, provide a map showing the boundaries of the CRA, and provide a copy of the adopted community redevelopment plan.

Were all three documents provided in the grant application?

YES Documented in Exhibit

NO If documentation is not provided, no points will be awarded.

(b) The Project Site is adjacent to state-owned submerged lands designated as an aquatic preserve identified in s. 258.39, F.S. (10 points).

YES NO

If yes, provide documentation from the Department of Environmental Protection's Office of Coastal and Managed Areas, including a map and letter that the Project Site is adjacent to state-owned submerged lands designated as an aquatic preserve.

Were both documents provided in the grant application?

YES Documented in Exhibit

NO If documentation from the Department of Environmental Protection's Office of Coastal and Managed Areas is not provided, no points will be awarded.

(c) The Project Site is located within a municipality with a population less than 30,000 (10 points).

YES NO

If yes, provide documentation from the FCT web site showing that the Project Site is in a municipality with a population less than 30,000.

Was documentation provided in the grant application?

YES Documented in Exhibit

NO If documentation is not provided, no points will be awarded

(d) The Project Site is within an area designated as an active "Waterfronts Florida Partnership Community" (9 points).

YES NO

If yes, provide documentation from the Department of Community Affairs' Waterfronts Florida Partnership, including a map and letter, that the Project Site is located within an active "Waterfronts Florida Partnership Community".

Were both documents provided in the grant application?

YES , Documented in Exhibit

NO If documentation from the Department of Community Affairs' Waterfronts Florida Partnership is not provided, no points will be awarded.

(e) The Project Site provides services and is located within 15 miles of a state designated aquaculture "High Density Lease Area" (5 points).

YES NO

If yes, provide documentation from the Department of Agriculture and Consumer Services, including a map and letter, that the Project Site is located within 15 miles of a state designated aquaculture "High Density Lease Area".

Were both documents provided in the grant application?

YES , Documented in Exhibit

NO If documentation from the Department of Agriculture and Consumer Services is not provided, no points will be awarded.

(f) The Project Site is within an area designated as a "Rural Area of Critical Economic Concern" (4 points).

YES NO

If yes, provide documentation from the FCT web site showing that the Project Site is in "Rural Area of Critical Economic Concern".

Was the documentation provided in the grant application?

YES , Documented in Exhibit

NO If documentation is not provided, no points will be awarded.

(2) Economic Consideration

(a) The proposed project provides an economic benefit to the community (10 points);

YES NO

If yes, discuss how the acquisition, development and management of the Project Site will provide an economic benefit to the community.

Commercial fishing has been subject to many hardships over the past decade, including natural disasters like back to back hurricane season and legislative impacts like net fishing ban and other restrictions. Commercial fisherman utilize the City's two public boat ramps, however, many docks have been lost of the years. Luckily, fish are plentiful largely thanks to the Indian River Lagoon and its prominence as a national estuary.

In addition to the commercial docks and expanded aquaculture facilities, the local commercial fishing will have a facility to sell their fish. Further economic benefit will be derived from the eco-tourism facility operating environmentally focused and educational boat tours. All of the businesses along the Riverfront and Sebastian's business corridor (US 1) have the opportunity to benefit from the increased traffic of day-trippers coming to the waterfront collaborative.

This plan also has the potential to have opportunity for the City by bringing residents and visitors alike to the waterfront, and that increases all other economic development opportunities for job creation, food and beverage sales, retail and hotel/motel. "A rising tide raises all ships". The State, through the Cultural Council, estimate that a "day-tripper" spends anywhere from \$71-\$77 per person per day. Day trippers are visitors to the area that may come for an event (i.e. a festival) or simply come to dine at a local restaurant. If an overnight stay is included this figure becomes \$135-\$156 per person per day.

(b) The Project Site is located in a municipality or in the unincorporated county with a growth rate that exceeds the average growth rate for the state, as shown by population increase since the last census (10 points);

YES NO

If yes, provide documentation from the FCT web site showing that the Project Site is in an area that exceeds the average growth rate for the state, as shown by population increase since the last census.

Was the documentation provided in the grant application?

YES , Documented in Exhibit _____

NO _____ If documentation is not provided, no points will be awarded

(c) The Project Site has sustained hurricane damage in the past 5 years such that operating capacity was reduced or normal operations were interrupted for a period of not less than two weeks (5 points).

YES NO _____

If yes, provide documentation showing that the Project Site has sustained significant hurricane damage in the past 5 years, including identifying the hurricane and provide a state or federal document verifying that the project site sustained significant hurricane damage such as a copy of the Department of Environmental Protection's Emergency Authorization for the repair of the docking facility.

Both Hurricane Harbor and Sebastian Entertainment suffered damages in the hurricane season of 2004. Hurricane Harbor had damage, including a boat that landed in the dining room.

The original structure on the Sebastian Entertainment project site was demolished and plans were made for a new facility to be built that opened in the Spring of 2008.

Was the documentation provided in the grant application?

YES , Documented in Exhibit _____

NO _____ If documentation is not provided, no points will be awarded

(3) Site Suitability/Readiness

(a) The Project Site contains existing structures that can be used or require only minor improvements, for use as commercial saltwater fisheries or aquaculture operations (points may be awarded based on the following criteria):

(1) Docking facility for commercial fishing vessels (12 points);

YES NO _____

If yes, describe the existing facility, condition of the existing structure and proposed uses for the docking facility.

The Sebastian Entertainment parcel has a commercial dock permit and the dock itself is 90% completely.

Provide photographs of the docking facility.

Were photographs of the existing docking facility provided?

YES , Documented in Exhibit _____

NO _____ If photographs are not provided, no points will be awarded

(2) A Seafood House or other buildings to be used for Working Waterfronts Business (10 points);

YES NO _____

If yes, describe the existing facility, condition of the existing structure, and proposed uses for the facility.

Both parcels have structures that can be utilized immediately for the working waterfront collaborative.

The Sebastian Entertainment parcel is envisioned to be an eco-tourism facility with abundant wall space for a permanent exhibit of Sebastian's fishing heritage.

The Hurricane Harbor facility has a working restaurant, bar and deck to house a retail fish market and culinary institute focusing on locally caught seafood and shellfish.

Provide photographs of the facility.

Were photographs of the existing facility provided?

YES , Documented in Exhibit _____

NO _____ If photographs are not provided, no points will be awarded

(3) Boat ramp for commercial fishing vessels (8 points);

YES _____ NO

If yes, describe the existing facility, condition of the existing structure and proposed uses for the boat ramp.

The project site itself does not have a boat ramp, however, the City furnishes a public boat ramp that is less than a mile from the site.

Provide photographs of the boat ramp.

Were photographs of the existing boat ramp provided?

YES , Documented in Exhibit _____

NO _____ If photographs are not provided, no points will be awarded

(4) Storage area for traps, nets, and other gear needed for commercial fishing or aquaculture operations (4 points);

YES NO _____

If yes, describe the existing area and proposed uses for the storage area.

The Hurricane Harbor parcel on the west side of the street contains area for a storage if needed.

Provide photographs of the storage area.

Were photographs of the storage area provided?

YES _____, Documented in Exhibit _____

NO _____ If photographs are not provided, no points will be awarded

(b) The Project Site has a submerged land lease from the Board of Trustees, Environmental Resource Permit, or Wetland Resource Permit for the existing or proposed docking facility (7 points);

YES NO _____

If yes, provide a copy of the submerged land lease from the Board of Trustees, Environmental Resource Permit, or Wetland Resource Permit for the existing or proposed docking facility.

See attached permit for Sebastian Entertainment

Was the documentation provided in the grant application?

YES _____, Documented in Exhibit _____

NO _____ If documentation is not provided, no points will be awarded

(c) The Project Site has obtained all necessary permits from the local government for existing or proposed uses on the uplands (7 points);

YES NO _____

If yes, discuss the existing or proposed uses of the upland and what local permits are required.

Provide a letter from the local government planning or building department that the Project Site has obtained all necessary permits for the existing or proposed uses on the uplands.

Was the documentation provided in the grant application?

YES , Documented in Exhibit

NO If documentation is not provided, no points will be awarded

(d) The proposed project will be acquired using a less-than-fee Working Waterfront Covenant for all of the land to be acquired (5 points).

YES NO

If yes, describe the existing or proposed activities that will be conducted to further continuation of Working Waterfront activities in that area.

Provide an affidavit from the owner that they are willing to sell the development rights off the property and continue to operate the site to further the continuation of Working Waterfront activities on the site.

Was the affidavit provided?

YES , Documented in Exhibit

NO If the affidavit is not provided, no points will be awarded

(e) The Project Site will participate in Florida's Clean Marina Program (4 points).

YES NO

The applicant will work with the Department of Environmental Protection to implement a Clean Marina Program at the Project Site.

(4) Financial Contribution

(a) Providing a share of the eligible Match. The Applicant is committed to:

(1) Provide a Match between 25 percent to 34 percent of the Project Costs, or, for Small Local Governments as defined in 9K-9.002(21) and Nonprofit Working Waterfront Organizations, a Match between 10 percent and 19 percent of the Project Costs (5 points); or

YES NO

(2) Provide a Match of 35 percent or more of the Project Costs, or, for Small Local Governments as defined in 9K-9.002(21) and Nonprofit Working Waterfront Organizations, a Match of 20 percent or more of the Project Costs (10 points).

YES NO

(b) The applicant has committed to major restoration of an existing docking facility for commercial fishing vessels or to construct a new docking facility for commercial fishing vessels (8 points);

YES NO

For the major restoration of an existing docking facility, describe the existing docking facility, condition of the existing docking facility, what repairs the applicant will do to bring the structure into working condition, and proposed uses of the structure.

For the construction of a new docking facility, describe the size of the proposed docking facility and the proposed use of the structure.

Provide photographs of the existing facility or the area for the proposed structure.

The proposed docking area needs to be located in a minimum of 3 feet of water at Mean Low Water and not located over any sea grass beds.

Provide documentation from a surveyor, engineer or environmental consultant, showing that the docking area is located in at least 3 feet of water at Mean Low Water and that there no grass beds in the docking area.

Was the documentation of the docking area and photographs of the existing facility or area of the proposed structure provided?

YES , Documented in Exhibit

NO If the documentation and photographs are not provided, no points will be awarded

(c) The applicant has committed to major restoration of an existing Seafood House or other building(s) used for Working Waterfront Business or to construct a new Seafood House or other buildings of at least 1,000 square feet to be used for Working Waterfront Business (6 points);

YES NO

For the major restoration of an existing structure, describe the existing structure, condition of the existing structure, what repairs the applicant will do to bring the structure into working condition, and proposed uses of the structure.

The Hurricane Harbor facility can be opened and operated as is, however, some major repairs from 2004 hurricane damage need to be made.

- Seawall repair
- Replacement of moisture damaged wood siding
- Roofing replacement (tin roof) over north side exterior mechanical area.

For the construction of a new building, describe the proposed size of the new structure (minimum of 1,000 square feet) and the proposed use of the structure.

Provide photographs of the existing facility or the area for the proposed structure.

Were photographs of the existing facility or area of the proposed structure provided?

YES , Documented in Exhibit

NO If the photographs are not provided, no points will be awarded

(d) The applicant has committed to major restoration of an existing boat ramp for commercial fishing vessels or to construct a new boat ramp for commercial fishing vessels (4 points).

YES NO

For the major restoration of an existing boat ramp, describe the condition of the existing boat ramp, what repairs the applicant will do to bring the structure into working condition, and proposed uses of the structure.

For the construction of a new boat ramp, describe the proposed size of the new boat ramp and the proposed use of the structure.

Provide photographs of the existing boat ramp or the area for the proposed structure.

The toe of the boat ramp needs to be located in a minimum of 3 feet of water at Mean Low Water and not adjacent to any grass beds.

Provide documentation from a surveyor, engineer or environmental consultant, showing that the toe of the boat ramp is located in at least 3 feet of water at Mean Low Water and that there no grass beds in the area.

Was the documentation of the boat ramp area and photographs of the existing facility or area of the proposed structure provided?

YES , Documented in Exhibit

NO If the documentation and photographs are not provided, no points will be awarded

(5) Community Planning

(a) The project is located in a Future Land Use category, zoning district, or overlay district that has been identified for the protection and preservation of Working Waterfronts (5 points);

YES NO

If yes, provide a copy of the map showing that the Project Site is located in a Future Land Use category, zoning district, or overlay district that has been identified for the protection and preservation of Working Waterfronts. Provide a description of the purpose of the Future Land Use category, zoning district, or overlay district and how it furthers the protection and preservation of Working Waterfronts.

Was a copy of the map and description of the category or district provided?

YES Documented in Exhibit

NO If a copy of the map and description are not provided, no points will be awarded

(b) The project furthers local government comprehensive plan objectives and policies that ensure the protection and preservation of Working Waterfronts for use by commercial fishermen, aquaculturists, or business entities that support these industries (5 points);

YES NO

If yes, identify which objectives or policies are furthered, provide a summary of the policy or objective, and describe how the local government's comprehensive plan's objectives and policies further the protection and preservation of Working Waterfronts for use by commercial fishermen, aquaculturists, or business entities that support these industries.

Provide a copy of the local government's comprehensive plan's objectives and policies that ensure the protection and preservation of Working Waterfronts for use by commercial fishermen, aquaculturists, or business entities that support these industries.

Were copies of the policies or objectives provided?

YES Documented in Exhibit

NO If a copy of the policies or objectives are not provided, no points will be awarded

(c) The project furthers local government comprehensive plan objectives and policies to provide facilities that promote and educate the public about the economic, cultural and historical heritage of Florida's traditional Working Waterfronts (3 points).

YES NO

If yes, identify which objectives or policies are furthered, provide a summary of the policy or objective, and describe how the local government's comprehensive plan's objectives and policies further the provision of facilities that promote and educate the public about the economic, cultural and historical heritage of Florida's traditional Working Waterfronts.

Provide a copy of the local government's comprehensive plan's objectives and policies to provide facilities that promote and educate the public about the economic, cultural and historical heritage of Florida's traditional Working Waterfronts.

Were copies of the policies or objectives provided?

YES Documented in Exhibit

NO If a copy of the policies or objectives are not provided, no points will be awarded

(6) Public Education

(a) The Project Site provides a permanent structure containing displays of artifacts and other items open to the public that provide information about the economic, cultural or historic heritage of Florida's traditional Working Waterfronts (4 points);

YES NO

If yes, describe the proposed permanent structure and the types of artifacts and other items to be displayed that will provide information about the economic, cultural or historic heritage of Florida's traditional Working Waterfronts to the public. Describe the approximate location of the structure and how public access to the structure will be provided.

Both sites will contain artifacts and informational displays about Sebastian's fishing heritage. Artifacts include old barrels, fishing apparatus, boat equipment (like anchors), and photographs from the historical society. Public access to each site is achieved through on site parking and ADA accessible structures. Outside kiosks that are weather resistant will be utilized in addition to internal exhibits.

(b) The Project Site contains a structure(s) that is listed on the National Register of Historic Places administered by the National Park Service (3 points);

YES NO

If yes, provide documentation from the Division of Historical Resources, including a map and letter, that the structure(s) located on the Project Site is listed on the National Register of Historic Places.

Were both documents provided in the grant application?

YES Documented in Exhibit

NO If documentation from the Division of Historical Resources is not provided, no points will be awarded.

(c) Interpretive kiosk or signs will be provided that educate the public about the economic, cultural, or historic heritage of Florida's traditional Working Waterfronts (2 points).

YES NO

If yes, describe the proposed kiosk or signs that will educate the public about the economic, cultural, or historic heritage of Florida's traditional Working Waterfronts. Describe the approximate location of the kiosk or sign and how public access to the kiosk or sign will be provided.

Sebastian Entertainment: Kiosk demonstrating ecological benefits of the Indian River Lagoon National Estuary and its positive impact on the abundant species found in the Lagoon. This kiosk will focus more on the future of commercial fishing by environmental stewardship of the Lagoon.

Hurricane Harbor: Kiosk featuring the rich history of Sebastian's commercial fishing industry and perspective on how today's fishing industry offers millions of dollars in revenue each year to the State.

REQUIRED EXHIBITS

Each of the following exhibits is required to be submitted with the grant Application. Provide a label and tab for each exhibit and please ensure that all exhibits are legible and of an appropriate scale. If two or more exhibits are consolidated, make sure this is reflected on the exhibit label. If a specific exhibit is not applicable, include an exhibit page with a statement that it is "Not Applicable." Locate the exhibits behind the project evaluation criteria section of the Application.

Exhibits

- A. United States Geological Survey 7 1/2 minute quadrangle map with the boundary of the Project Site clearly delineated.
- B. County Tax Appraiser's map clearly delineating the Project Site boundary, names of the property owners, and parcel tax identification numbers, and ownership boundaries using an appropriate scale.
- C. Aerial photograph (1 inch = 2,000 feet or greater detail) with the Project Site boundary clearly delineated.
- D. Physical improvements map of an appropriate scale that clearly delineates all existing physical improvements, alterations, or disturbances occurring on the Project Site, and including all cleared areas, buildings, roads, fences, docks, power lines, billboards, boat ramps, parking areas and known easements and rights-of-ways, and the approximate acreage of the foregoing.
- E. Conceptual site plan that clearly delineates the Project Site boundary and shows the approximate location of all proposed site improvements.
- F. One set of labeled photographs of the Project Site which depict all on-site features on the Project Site and including, waterbodies, shorelines, historical features and existing improvements. Each photograph submitted shall include a legend that identifies the photograph location and key features that the photograph is intended to depict.
- G. If applicable, evidence of status as a Nonprofit Working Waterfront Organization as defined in subsection 9K-9.002(16), F.A.C.
- H. A signed statement from the owner(s) of each parcel indicating their willingness to consider an offer to purchase their parcel(s). If it is a less than fee acquisition, provide an affidavit from the owner that they are willing to sell the development rights off the property and to continue to operate the site as a Working Waterfront.
- I. A copy of each Local Comprehensive Plan objective and policy cited in the grant Application that applies to the Project Site. Please highlight or underline the applicable plan directive being referenced.
- J. If the Applicant is a Nonprofit Working Waterfront Organization, evidence of status of the organization, including documentation from the Internal Revenue Service that the organization is recognized as a 501(c) organization, a copy of the Bylaws, and a copy of the Articles of Incorporation.
- K. If the Applicant is a Nonprofit Working Waterfront Organization, they shall provide documentation that they have funds on hand, or letters of commitment to provide the funds prior to closing on the Project Site: (1) Fee simple acquisition, an amount equal to ten percent of the Project Cost shall be set aside as a management endowment fund for the Project Site, or (2) Less than fee Working Waterfront Covenant, an amount equal to five percent of the Project Cost shall be set aside as a management endowment fund for the Project Site.
- L. If the Applicant is a Nonprofit Working Waterfront Organization, they shall provide a guaranty or pledge by a Local Government, the Water Management District, or the Board of Trustees to act as a backup manager to take over the responsibility for management of the Project Site in the event the Nonprofit Working Waterfront Organization is unable to.

PROJECT SUMMARY

The Sebastian Waterfront Collaborative represents a public/private joint effort. All levels of government (City, County, State) will be working with a non-profit organization – Fisherman's Landing Sebastian, Inc. to rejuvenate the commercial fishing industry in Sebastian and provide a destination for waterfront and fishing enthusiasts. The vision of the Waterfront Collaborative is to link together several key parcels on the Indian River Lagoon in an effort to educate the public about the commercial fishing heritage of Sebastian through a retail/wholesale seafood house, exhibitions, demonstrations, educational venues and civic events. The sites in this application will help create a destination for promoting one of Florida's primary and historic economic industries – fishing. With this concept, the City not only meets the goals of the Stan Mayfield Working Waterfront Program but also supports economic redevelopment efforts within the Sebastian Community Redevelopment district. Currently, both the Sebastian Entertainment and Hurricane Harbor sites are vacant and underutilized. By using CRA funds to match with the FCT/SMWWP grant funds, the City has the opportunity to use redevelopment funds for their primary purpose – generating new tax bases, and bolstering the local economy through retail, food, beverage and hotel/motel sales and, most importantly, job creation.

Ecotourism and Indian River Lagoon

Starting with the northernmost parcel, Sebastian Entertainment, the collaborative envisions this facility, with fully permitted commercial dock, to be utilized for ecotourism. The City will solicit for a charter boat operator who will operate boat tours accentuating the intrinsic value of the Indian River Lagoon National Estuary as well as the nation's first wildlife sanctuary – Pelican Isle. Inside the building include artifacts and exhibits of Sebastian's fishing heritage and a focus on how environmental stewardship can assist and augment the commercial fishing industry in the future.

History, Education and Civic Events

Next, the Hurricane Harbor site is comprised of 5 parcels. This facility is immediately adjacent to Offshore Marina, the Fisherman's Landing Sebastian Inc project site. This facility will showcase Sebastian's Commercial fishing heritage. When Flagler brought the rail line all along Florida's coast, the long distance transportation of locally caught seafood – a perishable product became possible. Thanks to ice and barrels, manufactured in Sebastian, an estimated 103,890 pounds of fish were shipped in 1895. By partnering with the Florida Department of Agriculture and Consumer Services the City will acquire the parcel to be run as a retail fish market, offering locally caught species, daily catch specials, recipes, locally produced products. An on site culinary school will offer recipes featuring locally caught seafood, as well as cooking demonstrations and training for restaurant/hospitality industry jobs. Further, because of the size of the facility, a slew of higher educational offerings could occur at this location. Through existing relationships with Indian River State College and Florida Atlantic University an on-site aquaculture curriculum can be accomplished.

These two facilities will work in partnership with the Fisherman's Landing Sebastian project – a true working waterfront commercial marina offering dockage to commercial fishers, a fish house for processing the daily catch for shipping and an aquaculture operation. Their grant application is being submitted separately. The commercial fishing industry, the heritage of Sebastian, Ecotourism and more all come together at Sebastian's Waterfront Collaborative by creating facilities for the public that provide education and economic opportunities showcasing Florida's fishing industry.

RESOLUTION NO. 2008-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, SUPPORTING THE CITY OF SEBASTIAN'S STAN MAYFIELD WORKING WATERFRONT GRANT AND AGREEING TO PROVIDE \$500,000 FOR GRANT FUNDING.

WHEREAS, the Florida Communities Trust, has been authorized to provide funding opportunities to local government(s) or non-profit entities to preserve and promote the fishing industry in Florida through the Stan Mayfield Working Waterfront Grant program, and

WHEREAS, through City of Sebastian Resolution #R-08-25, the City Council has supported the Fisherman's Landing Sebastian, Inc, a non-profit organization, Stan Mayfield Working Waterfront Grant aimed at restoring an historic working waterfront in Sebastian, Indian River County, Florida, and

WHEREAS, the Sebastian City Council has further supported the Fisherman's Landing Sebastian SMWWG through Resolution #R-08-28 aimed at acquiring historic waterfront properties that will provide areas for exhibitions, demonstrations, educational venues, and civic events that promote and educate the public about the economic, cultural, and historic heritage of Florida's traditional working waterfronts, and

WHEREAS, the Board of County Commissioners of Indian River County does hereby agree and support the City of Sebastian in its attempt to promote and foster the redevelopment of Florida's Historic Working Waterfronts, which will ultimately

RESOLUTION NO. 2008-_____

bolster the local economy through tax diversity and job creation in a recognized redevelopment district.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, that:

1. The Board supports the City of Sebastian Stan Mayfield Working Waterfront Grant application, which seeks \$3,515,000 in land acquisition funds.

2. The Board approves a five hundred thousand dollar (\$500,000) expenditure, which will become a portion of the total twenty-five percent (25%) grant match of eight hundred seventy-eight thousand seven hundred fifty dollars (\$878,750), making Indian River County a Joint Participant in the City of Sebastian Stan Mayfield Working Waterfront Grant.

3. This resolution shall be effective upon adoption. The resolution was moved for adoption by Commissioner _____, and the motion was seconded by Commissioner _____, and, upon being put to a vote, the vote was as follows:

Wesley S. Davis, Chairman	_____
Joseph E. Flescher, Vice Chairman	_____
Peter D. O'Bryan	_____
Bob Solari	_____
Gary C. Wheeler	_____

The Chairman thereupon declared the resolution duly passed and adopted this ____ day of _____, 2008.

RESOLUTION NO. 2008-_____

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

By _____
Wesley S. Davis, Chairman

ATTEST: Jeffrey K. Barton
Clerk of Court

Deputy Clerk