

Florida Communities Trust Meeting Agenda

Date: January 16, 2020

Time: 10:00 AM

Location: Department of Environmental Protection
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard, Tallahassee, FL 32399
Conference Rooms A and B
Conference Call Number: 1 (888) 585-9008
Room Code: 469-038-506, then #

Call to Order **Chair**

Information

ITEM 1: Upcoming 2020 FCT Board Meeting Dates **Chair**

ITEM 2: Open/Undeveloped Project Sites Status Report **Bill Bibby**

ITEM 3: Town of Malabar – FDOT Payment Update **Rita Ventry**

Action

ITEM 4: Consider the November 21, 2019 Meeting Summary **Chair**

ITEM 5: Consider Preliminary Scoring and Evaluation Reports of FY2019-2020 Stan Mayfield Working Waterfronts Applications **FCT Staff**

ITEM 6: Public Comment **Chair**

Adjourn

Information

ITEM 1: Upcoming 2020 FCT Board Meeting Dates

Chair

2020 meeting dates:

- April 16, 2020
- August 20, 2020
- November 19, 2020

ITEM 2: Open/Undeveloped Project Sites Status Report

Bill Bibby

Pursuant to the request at the November 21, 2019 Board meeting, FCT Staff has prepared the attached status report providing a breakdown of the open/undeveloped project site survey.

ITEM 3: Town of Malabar – FDOT Payment Update

Rita Ventry

Pursuant to the Board's request for an update at the August 22, 2019 meeting, the Town of Malabar has elected to reinvest the \$40,445.00 FDOT right-of-way payment into Malabar Greenway Sanctuary which is a previously funded FCT project site. The Town anticipates developing a new pavilion, bird watching platform/deck, two pedestrian bridges, new trail information signs and a dog park within the next two years.

Action

ITEM 4: Consider the November 21, 2019 Meeting Summary

Chair

STAFF RECOMMENDATION: Approve the November 21, 2019 Meeting Summary

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

- APPROVE**
- APPROVE WITH MODIFICATIONS:**
- WITHDRAW**
- NOT APPROVE**
- OTHER:**

Motion by:

Second by:

**FLORIDA COMMUNITIES TRUST
GOVERNING BOARD MEETING
SUMMARY
NOVEMBER 21, 2019**

MEMBERS PRESENT

Barbara Goodman, DEP Deputy Secretary, Chair; Lynda Bell; Erick Lindblad;
Greg Jones (via telephone).

OTHERS PRESENT

Bill Bibby, FCT Staff; Lauren Cruz, FCT Staff; Lois LaSeur, Attorney, Office of
General Counsel; Erin Waizani, FCT Staff; Linda Reeves, FCT Staff; Rebecca
Wood, FCT Staff; Andrew Fleener, DSL; Melissa Hill, Alachua Conservation
Trust Inc.; (Sign in sheet attached to minutes).

VIA TELEPHONE

Kimberly A. Buchheit, Buchheit Assoc. Inc, Apopka, FL.

CALL TO ORDER

Chair Goodman called the November 21, 2019, meeting of the Florida
Communities Trust Governing Board to order at 10:09 AM.

WELCOME AND INTRODUCTIONS

Chair Goodman welcomed those present and introduced the Board members.

INFORMATIONAL ITEMS

Item 1: Program Updates

Presentation by Bill Bibby.
No comments or discussion.

Item 2: Open/Undeveloped Project Sites – Update

Presentation by Bill Bibby.
Comment by Erick Lindblad.

Item 3: Annual Report

Presentation by Bill Bibby.
Comment by Kimberly Buchheit via telephone.

Item 4: Post-Completion Workshop – Update

Presentation by Bill Bibby.
Comment by Melissa Hill.
**Comment by Erick Lindblad suggesting the need for a workshop
presentation for Board members.**
Discussion by Chair Goodman and Rebecca Wood.
Question by Lynda Bell.

**Answer by Lois LaSeur.
Discussion by Chair Goodman and Rebecca Wood.**

ACTION ITEMS

Item 5: Consider the August 22, 2019 Meeting Summary

Chair Goodman presented the meeting summary.
No comments or revisions.

**Erick Lindblad moved to approve the August 22, 2019 Meeting Summary,
Greg Jones seconded.
No comments or questions.
The motion passed unanimously.**

Item 6: Upcoming 2020 FCT Board Meeting Dates

Chair Goodman presented the Upcoming 2020 FCT Board Meeting Dates.

- January 16, 2020
- April 16, 2020
- August 20, 2020
- November 19, 2020

**Erick Lindblad moved to approve the 2020 FCT Board Meeting Dates.
Greg Jones seconded.
No comments or questions.
The motion passed unanimously.**

Item 7: Approval of the Amended FCT Parks and Open Space Program Florida Forever 2019 Application Cycle Final Ranking List

Presentation by Bill Bibby.

**Lynda Bell moved to approve the Amended FCT Parks and Open Space
Program Florida Forever 2019 Application Cycle Final Ranking List.
Erick Lindblad seconded.
Question by Chair Goodman.
Answer by Rebecca Wood.
No further comments or questions.
The motion passed unanimously.**

Item 8: Public Comment

**Question by Kimberly Buchheit on Item 2.
Answer by Bill Bibby.
Comment by Lynda Bell.**

No further questions or comments.

ADJOURNMENT

Lynda Bell moved to adjourn the meeting, Erick Lindblad seconded.

No comments or questions.

The motion passed unanimously.

Chair Goodman adjourned meeting at 10:35 AM.

DRAFT



**Florida Communities Trust
Parks and Open Space Program
Amended Priority Funding List for FY 2018-19**



Rank	FCT #	Project Name	Applicant Name	Acres	Acquisition Type	FCT Grant Request	Match Amount	Total Project Cost	Funds Remaining	Total Score	Cumulative FCT Grant Award
1	18-017-FF19	North Fork II Addition (Zorc Parcels)	St. Lucie County Board of County Commissioners	20.93	PRE	\$264,236.21	\$264,236.21	\$528,472.42	\$8,235,763.79	188	\$264,236.21
2	18-018-FF19	Serenola Forest	Alachua Conservation Trust, Inc.	110.76	RBM	\$1,500,000.00	\$1,775,000.00	\$3,275,000.00	\$6,735,763.79	159	\$1,764,236.21
3	18-018-FF19	South Dade Wetlands Preserve Acquisition Project	Miami-Dade County Environmentally Endangered Lands Program	949.96	PPA	\$1,500,000.00	\$2,225,000.00	\$3,725,000.00	\$8,500,000.00	155	\$3,264,236.21
4	18-001-FF19	Turkey Creek Park: Hardee's Site	Niceville, City of	11.17	PPA	\$700,000.00	\$478,000.00	\$1,178,000.00	\$6,035,763.79	153	\$3,964,236.21
5	18-021-FF19	Turnbull Creek Watershed Preservation Project	New Smyrna Beach, City of	147.4	RBM	\$3,620,000.00	\$5,430,000.00	\$9,050,000.00	\$2,415,763.79	151	\$7,584,236.21
6	18-011-FF19	Tract B	Fellsmere, City of	351.91	JNT	\$3,163,500.00	\$351,500.00	\$3,515,000.00	-\$747,736.21	150	\$10,000,000.00
7	18-009-FF19	Oak Trails Park Expansion	Coconut Creek, City of	15.00	PRE	\$1,135,649.10	\$1,703,473.65	\$2,839,122.75	-\$1,893,385.31	146	
8	18-015-FF19	Acquisition of Saly's Bayside	Marathon, City of	1.25	JNT	\$1,488,000.00	\$2,232,000.00	\$3,720,000.00	-\$3,371,385.31	140	
9	18-014-FF19	Acquisition of Quay Bayside	Marathon, City of	1.95	JNT	\$844,800.00	\$1,267,200.00	\$2,112,000.00	-\$4,216,185.31	137	
10	18-006-FF19	Gore Property	Collier County	168.87	RBM	\$441,000.00	\$294,000.00	\$735,000.00	-\$4,657,185.31	133	
11	18-013-FF19	Isle of Palms Park	Treasure Island, City of	0.25	PRE	\$286,024.20	\$122,581.80	\$408,606.00	-\$4,943,209.51	114	
12	18-022-FF19	Estero River Land Purchase	Estero, Village of	62.2	RBM	\$5,000,000.00	\$20,255,500.00	\$25,255,500.00	-\$9,943,209.51	103	
13	18-012-FF19	Fairhawn Acquisition	Miami, City of	0.79	PPA	\$383,335.00	\$575,003.00	\$958,338.00	-\$10,326,544.51	97	
14	18-005-FF19	Capri Property	Collier County	0.20	PRE	\$122,731.50	\$40,910.50	\$163,642.00	-\$10,449,276.01	91	
15	18-004-FF19	Spring Haven Wildlife Corridor	North Port, City of	9.16	RBM	\$750,000.00	\$750,000.00	\$1,500,000.00	-\$11,199,276.01	79	
				TOTAL REQUESTED		1,851.80		\$21,199,276.01	\$37,764,405.16		\$58,963,681.17

Acquisition Types:
 PRE = Pre-Acquired
 PPA = Partial Pre-Acquired
 JNT = Joint Acquisition
 RBM = Reimbursement Acquisition

All projects are approved for full funding, subject to availability of FY 2018/19 Legislative Appropriation.
 Project rank subject to full funding of FCT grant request.
 Project rank subject to partial funding of FCT grant request. Available appropriation may increase up to full funding if funds unused from other projects become available.
 Project rank is not currently subject to funding. One or more of these may be either partially or fully funded if funds unused from other projects become available.

Approved in an open, legally noticed public meeting by the FCT Governing Board as per Rule 62-8-18, F.A.C.

Date 11/21/2019 Signed Barbara Hoodman

FLORIDA COMMUNITIES TRUST BOARD MEETING

Please Print

Name and Affiliation	Phone
Melissa Hill, Alachua Conservation Trust	352 373 1078

ITEM 5: Consider Preliminary Scoring and Evaluation Reports of FY2019-2020 Stan Mayfield Working Waterfronts Applications

FCT Staff

STAFF REMARKS: Staff and the Department of Agriculture and Consumer Services have reviewed the Business Summary for each project and determined sufficiency for all applications. Site visits confirmed conditions provided in each application.

FCT #	Project Name	Applicant Name	County	FCT Grant Request*	Match Amount	Total
19-001-WW20	Seven Mile Fish Camp, Phase I	The Riverside Conservancy, Inc.	Volusia	\$785,000.00	\$0.00	\$785,000.00
19-002-WW20	Pelican Bay Commercial Fishing Facility	Ostego Bay Foundation, Inc. Marine Science Center	Lee	\$2,360,000.00	\$0.00	\$2,360,000.00
Total Requested				\$3,145,000.00	\$0.00	\$3,145,000.00

* Figures listed above are the estimated purchase prices based on the 2019 Grant Applications.

STAFF RECOMMENDATION: Approve preliminary ranking list for consideration by the Board of Trustees.

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

- APPROVE**
- APPROVE WITH MODIFICATIONS:**
- DEFER**
- WITHDRAW**
- NOT APPROVE**
- OTHER:**

Motion by:

Second by:

Staff Evaluation Report
2019-20 Stan Mayfield Working Waterfront Program
Florida Communities Trust – Department of Environmental Protection

Project Number: 19-001-WW20
Project Name: Seven Mile Fish Camp, Phase I
Applicant(s): The Riverside Conservancy, Inc.
Partnership Application? Yes No
Acreage: 0.50

	Grant to	Match Ratio
FCT Grant Request:	\$785,000.00	100.00%
Match:	\$0.00	0.00%
Total Project Cost:	\$785,000.00	100.00%

Project Scores by Evaluation Category:

Category	Points
1. Location	25
2. Economic Consideration	28
3. Site Suitability/Readiness	26
4. Financial Contribution	0
5. Community Planning	0
6. Public Education	6
Total Project Score:	85

Staff Comment:

Site Visit on 10/22/19 conducted by Linda Reeves, Rita Ventry and Bill Bibby.
 There appears to be neighborhood opposition to the marina/restaurant project. Unclear if this extends to the SMWW project as well.

Project Overview:

Acquisition of this site will enable the restoration of the property as an historic fish camp and provide a location for exhibitions, demonstrations, educational programs and civic events that promote the heritage of working waterfronts.

Business Summary:

Industry Synopsis
 Commercial fishing has been foundational to the Edgewater community for generations. However, the local net ban that took effect in the 1990's and reduced water quality have negatively impacted this industry in recent decades. Working waterfronts have been under threat from these conditions as well as residential development, making them truly endangered species. Fortunately, Riverside Conservancy is part of the effort to restore one of the last remaining working waterfronts in the area.

PROJECT EVALUATION AND SCORING

(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).

Points

0

(b) The Project Site is adjacent to or within 2,000 feet of and tidally connected to state-owned submerged lands designated as an aquatic preserve identified in s. 258.39, F.S., National Marine Sanctuary or National Estuarine Research Reserve (10 points).

Points

10

(c) The Project Site is located within a municipality with a population less than 30,000 or in an unincorporated area of the county with a population in the unincorporated area that is less than 40,000 (10 points).

Points

10

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

Points

0

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

Points

5

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

Points

0

Evaluator's Comments:

All documentation provided for the points requested.

We need to investigate the neighborhood support for the project. There is opposition to the marina/restaurant project proposed for the property immediately adjacent to the project site.

Parking for the SMWW project is proposed for the Marina/Restaurant project site.

UPDATE: The applicant informs us that the neighborhood supports this project, but not necessarily the marina.

(2) Economic Consideration

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

Points

10

(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);

Points

10

(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).

Points

0

(d) The grant award amount requested is within the following thresholds (Points will be awarded on only one of the following criteria):

1. The Applicant is requesting a grant award amount that does not exceed \$1,500,000.00 (8 points);

Points

8

2. The Applicant is requesting a grant award amount that does not exceed \$2,500,000.00 (4 points);

0

3. The Applicant is requesting a grant award amount that does not exceed \$3,500,000.00 (2 points).

0

Evaluator's Comments:

Item (a) awarded 10 points pending DOACS review of Business Plan. All other items documented.

(3) Site Suitability/Readiness

(a) The Project Site will provide a docking facility for commercial fishing vessels (Points will be awarded on only one of the following criteria):

	Points
1. The Project Site contains an existing docking facility that can be presently utilized for commercial saltwater fisheries or aquaculture operations (17 points);	0
2. The Project Site contains an existing docking facility that requires major restoration to be utilized for commercial saltwater fisheries or aquaculture operations and the applicant has committed to rebuild the docking facility (12 points);	12
3. The Applicant has committed to construct a new docking facility on the Project Site for commercial fishing vessels or aquaculture operations (6 points).	0

(b) The Project Site will provide a Seafood House or other building to be used for Working Waterfront Business (Points will be awarded on only one of the following criteria):

	Points
1. The Project Site contains an existing Seafood House or other building that can be presently utilized for Working Waterfront Business (10 points);	10
2. The Project Site contains an existing Seafood House or other building that requires major restoration and the applicant has committed to rebuild the building to be utilized as a Working Waterfront Business (8 points);	0
3. The Applicant has committed to construct a new Seafood House or other buildings of at least 1,000 square feet on the Project Site to be used for Working Waterfronts Business (4 points).	0

(c) The Project Site will provide a structure for launching commercial fishing vessels, including but not limited to a boat ramp, boat lift or boat rail system (Points will only be awarded on one of the following criteria):

	Points
1. The Project Site contains an existing structure for launching commercial fishing vessels, including but not limited to a boat ramp, boat lift or boat rail system, which can be presently utilized without major restoration (6 points);	0
2. The Project Site contains an existing structure for launching commercial fishing vessels, including but not limited to a boat ramp, boat lift or boat rail system, that requires major restoration and the Applicant has committed to rebuild the existing boat launch facility (4 points).	0

3. The Applicant has committed to construct a new boat launching facility on the Project Site that will be used for commercial fishing vessels (2 points).

0

Points

(d) The Project Site contains an open area of at least 1/4 acre to be used for the storage of traps, nets, and other gear needed for commercial fishing or aquaculture operations (4 points);

4

Points

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

0

Evaluator's Comments:

1. We need to verify the current zoning for the project site. The entire area appears to be residential. **Answer: The property is zoned B-4, Tourist Commercial and has an active Business License for 7-Mile Fish Camp. It does not need to be rezoned. Exhibit CC of the SMWW Application has a letter from the city planner confirming this status.**

2. Who will manage the Bait & Tackle Shop? **Answer: Riverside Conservancy.**

(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 62-820.002(22) and Nonprofit Working Waterfront Organizations, a Match between 10 percent and 19 percent of the Project Costs (5 points); or

Points

0

(2) Provide a Match of 35 percent or more of the Project Costs, or, for Small Local Governments as defined in 62-820.002(22) and Nonprofit Working Waterfront Organizations, a Match of 20 percent or more of the Project Costs (10 points).

0

Evaluator's Comments:

No match indicated

(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 (7 points);

Points

0

(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 (7 points);

Points

0

Evaluator's Comments:

No points given to (5)(b) due to the goal cited addresses Coastal Access facilities not specifically Working Waterfronts.

(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);

Points

4

(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);

Points

0

(c) The Project Site will contain interpretive kiosk(s) or sign(s) that educate the public about the economic, cultural, or historic heritage of Florida's traditional Working Waterfronts (2 points).

Points

2

Evaluator's Comments:

Clarification Request:

Exhibit E

Seven Mile Fish Camp Project Summary

Purpose of the project: The Riverside Conservancy is a 501(c)3 nonprofit organization with the goals of creating living shorelines and educational outreach programs that support Working Waterfronts. The Seven Mile Fish Camp has been a working waterfront in Edgewater for decades and will continue its operation if protected by the Stan Mayfield Working Waterfronts grant program. The proposed acquisition site has been home to the family owned and operated Seven Mile Fish Camp. Preservation of this project site will revitalize one of the last remaining working waterfronts in the city and ensure there is an educational venue to promote the heritage of commercial fishing. By providing educational kiosks, a demonstration living shoreline, and ultimately meeting space, the history of this commercial fishing hub seven miles south of Ponce Inlet will be preserved and enhanced. Acquisition and restoration of the small-scale fish camp will also provide a buffer between the neighbors to the north and west and a transition to the larger marina being developed to the south. The Seven Mile Fish Camp project furthers the protection and continuation of a working waterfront because it:

- (a) has an active business license for the purpose of operating waterfront business entities including the commercial harvest of fish and shellfish and it has historically been utilized by licensed commercial fishermen for landings and the storage of nets, crab traps and live bait as well as other marine related businesses (i.e. "Gheenoe" fishing boat sales); and
- (b) will be used for exhibitions and an educational venue to educate the public about economic, cultural and historic heritage of working waterfronts.

Existing and future uses:

Existing Uses: Fish Camp and residence

Future Uses: Educating the public about the heritage and importance of working waterfronts in Florida. Acquisition of this site will enable the restoration of the property as an historic fish camp and provide a location for exhibitions, demonstrations, educational programs and civic events that promote the heritage of working waterfronts.

Existing and proposed physical improvements and historic resources:

Existing physical improvements: The Seven Mile Fish Camp located at 205 Boston Road in Edgewater is home to one of the original structures in the city. It is seven miles south of Ponce Inlet and was the only two-story structure in the area. The property has a 3,314 sq. ft. structure (2,324 under heat/air), boat house, 300 ft. dock/pier and saltwater swimming pool.

Proposed physical improvements: The Project Site provides a permanent structure that will house working waterfront artifacts and related educational displays. The educational venue space will be open to the public two days a week and provide information about the economic, cultural and historic heritage of Florida's traditional Working Waterfronts. Ultimately, the structure and a portion of the dock will have to be made ADA accessible. Any improvements or structural replacement will be between 2,000 and 5,000 sq. ft. (including all floors). Riverside Conservancy will construct two educational/informational kiosks and designate a ¼ acre area for commercial fishing and/or aquaculture gear storage.

Proposed easements, concessions, and leases: Any new structure (i.e. upgraded dock and/or boat house) to be located on sovereign-submerged lands shall comply with the criteria set forth in Chapter 18-21 F.A.C. including but not limited to the requirement that the structure be water dependent. A conservation easement for living shoreline may be established on this site and neighboring properties. Concessions or leases may include a bait/tackle shop, landing and equipment storage facilities for the Indian River Oyster Company and other fish camp/maritime related businesses. See Attached Letter of Support.

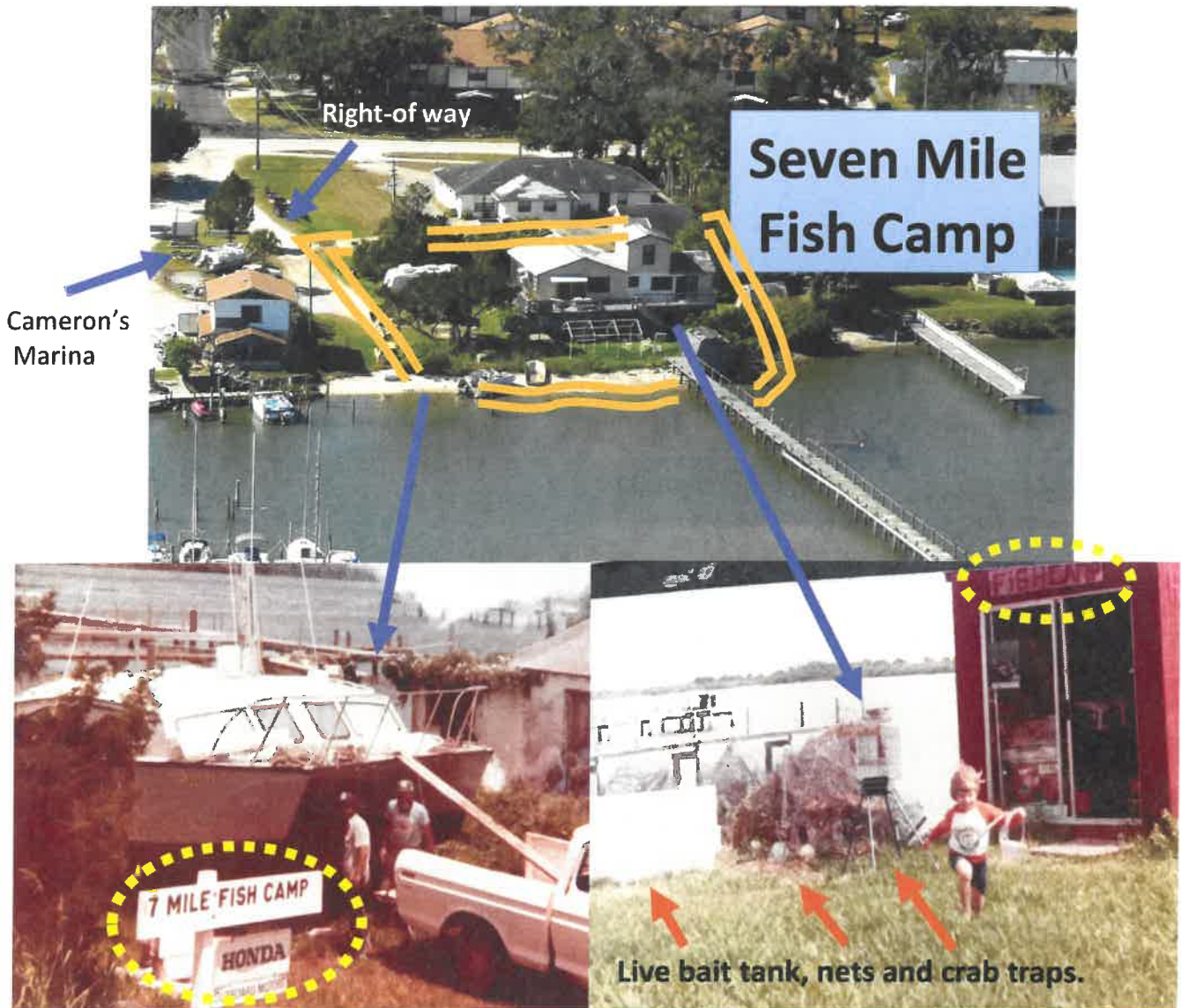
Exhibit F

Seven Mile Fish Camp Business Summary

Introduction/Overview

1. Provide a brief description of the existing and/or proposed activities on the site.

For decades, this site has been home to the family owned and operated Seven Mile Fish Camp. Preservation of this project site will revitalize one of the last remaining working waterfronts in the city and ensure there is an educational venue to promote the heritage of commercial fishing.



Location: 205 Boston Road, Edgewater, FL 32141; Parcel ID: 840237010080; County of Volusia

Exhibit F

Heritage of Commercial Fishing at the Project Site:

The following historical account is from the article, “Edgewater Family Has High Hopes for Its 7 Mile Fish Camp” By Lisa D. Mickey, 2019:

When Maryann Thorhallsson looks at old family photos, one thing that stands out is her family’s busy life beside the Indian River Lagoon. She and her ex-husband Clem Malecki operated a live-in fish camp on the lagoon around Mile Marker 57. It was there in their two-story home that they not only reared five kids, but they also divvied up the daily duties of a working waterfront at 7 Mile Fish Camp -- so named because of its location seven miles south of Ponce de Leon Inlet.

“In our family pictures, you can see all the crab traps next to the aerated shrimp tank,” said Thorhallsson. “And you can see the racks of gheenoos [flat-bottomed canoes that can be outfitted with small outboard engines] that we sold on our property.” If it were possible to revisit their 7 Mile Fish Camp during its years of operation, you might have a conversation with the clammer who lived in one of the downstairs rental apartments. “He would take out his boat at night and come home with big, giant burlap bags of clams,” said Thorhallsson. Or you might see Malecki and another individual dragging a 300-foot net in the lagoon when the mullet were running.

“We would spread out that net and walk it up the beach across the way and we would catch 100 pounds of mullet,” said Malecki. The next step, of course, would be to clean and marinate the fish with molasses, onions and other secret ingredients from a recipe dating back to the early 1900s. The family would then load the fish into their smoker on site. Once the local delicacy was ready for purchase, it went fast because it seemed the entire community knew about the tasty smoked mullet at 7 Mile Fish Camp.

During the fish camp’s heyday, you might also see Clem’s business partner, Stan Heifner, who used the adjacent Boston Road public right of way as a launching point for his boat. Heifner would load nets onto his boat and slide off the shoreline into the lagoon only to return a few hours later with a boatload of spot. “We clammed, we fished, we ran nets when it was legal, we harvested oysters, giggered flounder and smoked mullet,” said Heifner, who has spent his entire life on the lagoon. “Clem did most of the flounder giggering and he had the licenses for up to 200 crab traps.”

The site was licensed as a fish camp when the couple bought it and that license is still intact...the couple sold outboard motors and generators on the site and Malecki was a dealer for the Titusville-made gheenoos.

Malecki made trips to Harbor Branch Oceanographic Institute in Fort Pierce to learn about aquaculture and specifically, how to seed clams to grow shellfish from spat to market size. He didn’t have great success in his clam-growing efforts, however. “We’d have the stingrays in here eating the baby clams as fast as we seeded them,” said Thorhallsson. “But it was a thriving waterfront with the shrimp tank, fish sales, crabs, seining and smoked mullet. We were pretty busy.” Because their facility was licensed as a fish camp, Malecki could use his 15-foot wing-net boat for shrimping. The shrimp he caught on his catamaran would stock their bait tank at the fish camp for local fishermen. “I would go out there for a couple of hours, put the wing-nets down and catch 10-15 gallons of shrimp on the river,” he said.

When asked what she would like to see happen to 7 Mile Fish Camp, Thorhallsson said she hopes it can be maintained as a commercial site.

Exhibit F

2. Discuss how the Project Site would further the protection and continuation of a Working Waterfront.

"Working Waterfront" is defined in Chapter 380.503(18) Florida Statutes 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."*

Vision

The Seven Mile Fish Camp project furthers the protection and continuation of a working waterfront because it:

- (a) has an active business license for the purpose of operating waterfront business entities including the commercial harvest of fish and shellfish and it has historically been utilized by licensed commercial fishermen for landings and the storage of nets, crab traps and live bait as well as other marine related businesses (i.e. "Gheenoe" fishing boat sales); and
- (b) will be used for exhibitions and an educational venue to educate the public about economic, culture and historic heritage of working waterfronts.



Exhibit F

Industry Synopsis

Commercial fishing has been foundational to the Edgewater community for generations. However, the local net ban that took effect in the 1990's and reduced water quality have negatively impacted this industry in recent decades. Working waterfronts have been under threat from these conditions as well as residential development, making them truly endangered species. Fortunately, Riverside Conservancy is part of the effort to restore one of the last remaining working waterfronts in the area.

Competitive Advantage

The Seven Mile Fish Camp located at 205 Boston Road in Edgewater is home to one of the original structures in the city. It is seven miles south of Ponce Inlet and was the only two-story structure in the area. Painted red, it was a beacon and a regular morning stopping point for commercial fishers. Bait, ice, Honda boat motors and Gheenoe fishing boats were on sale at the Seven Mile Fish Camp, which is home to the fourth-generation family who built and operated commercial fishing businesses on the property. The family has listed the property for sale and the future of the area is at a turning point. Preservation of this site supports the city's comprehensive plan:

Policy 1.14.4: *Maintaining the City's Historical Built Environment. Through the land development and permitting processes, the City shall cooperate with the private sector to recognize and maintain the integrity of the City's historical built environment.*

Adjacent to this property is Cameron's Marina, which was a small fish camp built in 1941 and served the community for years. It now sits vacant. New owners are proposing a 7,042-square foot restaurant with 152 seats, a bait and tackle shop and 44-slip boat marina. See image below:

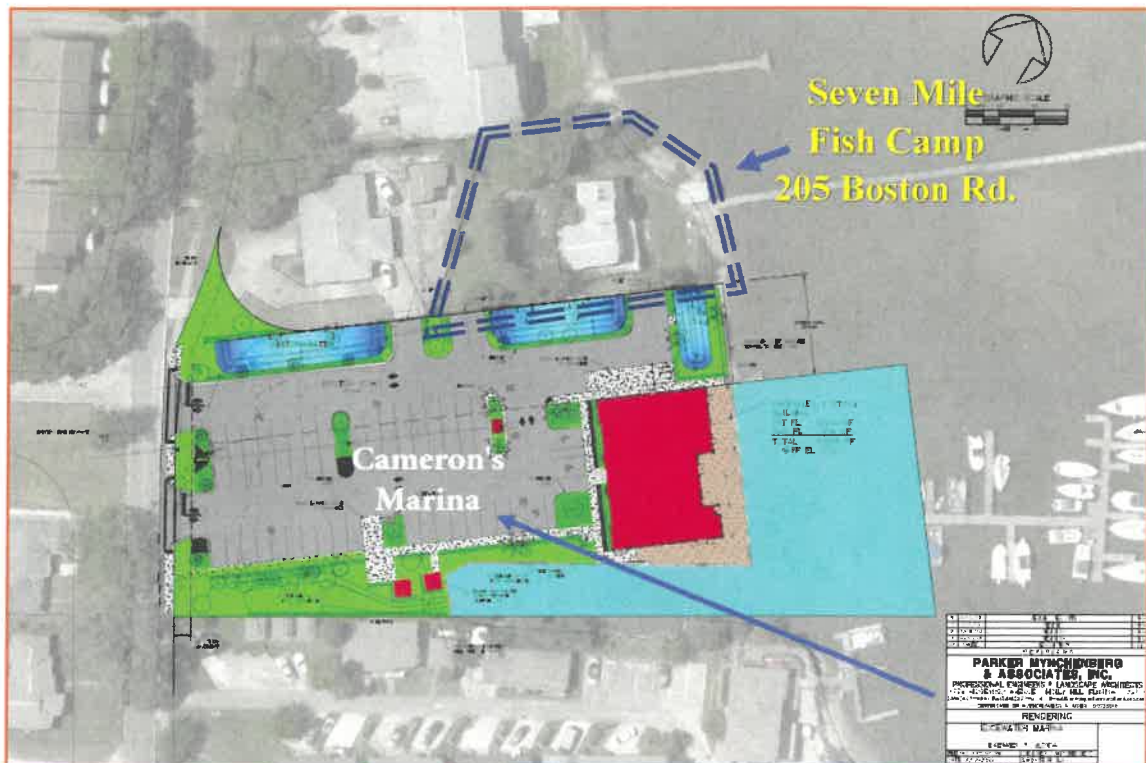


Exhibit F

A Stan Mayfield Working Waterfronts grant award would enable the Riverside Conservancy to use 205 Boston Road to educate the public about the economic, cultural and historic heritage of Florida's traditional working waterfronts, while restoring historic fish camp operations. By providing educational kiosks, a demonstration living shoreline (including oysters), and ultimately meeting space, the history of this commercial fishing hub seven miles south of Ponce Inlet will be preserved and enhanced. Acquisition and restoration of the small-scale fish camp will also provide a buffer between the neighbors to the north and west and a transition to the larger marina being developed to the south.



Exhibit F

- Discuss how the development and management of the Project Site will provide an economic benefit to the community.

Economic Benefit

According to the 2016 Indian River Lagoon Economic Valuation Update, prepared by the East Central Florida Regional Planning Council and Treasure Coast Regional Planning Council (supported by Florida Department of Economic Opportunity Community Planning Technical Assistance Grant P0169), Southeast Volusia's contribution to the Indian River Lagoon economy totals more than \$277 Million (see Table 8, page 21). Living resources, marine industries and resource management accounts for approximately \$74 Million of that total. Living resources (fisheries) accounts for more than \$1.6 Million per year, but the commercial fin fishing and shell fishing industries are in sharp decline, compared to historic levels. The 2016 Indian River Lagoon Economic Valuation Update also lists Volusia County as one of the counties showing the sharpest decline in shellfish harvest pounds and value:

"An Indian River Lagoon-Dependent Industry in Decline

Commercially harvested clams, oysters, crabs and shrimp were worth \$12.6 million at the docks in 1994. Adjusted for inflation, this 1994 amount is \$20.1 million in 2015 dollars. The overall value of the commercial clam, oyster, crab, and shrimp harvest for 2015 is \$4.3 million – a decline of nearly 80 percent. Pounds of shellfish harvested have also declined during about that same period, from 7.1 million pounds to 2 million pounds, or almost 72 percent. IRL counties showing the sharpest decline in value and

pounds harvested were Volusia, Brevard and Martin. The commercial fin fishery fared a little better, but still showed significant declines in value and pounds landed. In 1990, the estimated value of commercial fin fish landed was worth \$13 million. Adjusted for inflation, this 1990 amount is \$23.5 million in 2015 dollars. The overall value of the commercial fin fish harvest for 2015 is estimated at \$14.8 million – a decline of 37 percent. Pounds of fin fish landed also declined during that same period, from 17.3 million pounds to 8 million pounds or almost 54 percent. IRL counties showing the sharpest declines in value and pounds harvested are Brevard, Indian River, and Martin counties." (See page xi).

Restoration of Seven Mile Fish Camp will revitalize one of the last remaining working waterfronts in the city. Commercial landings at the Seven Mile Fish Camp have decreased to near zero in recent years. This

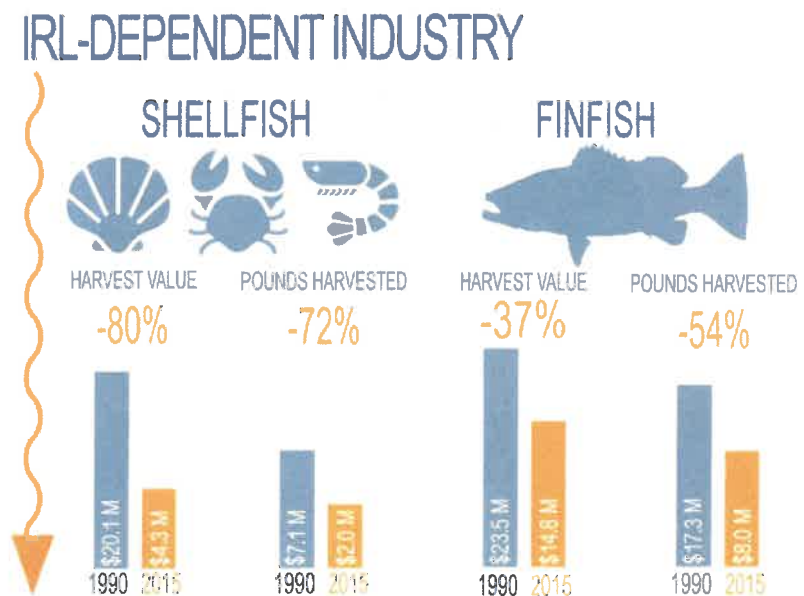


Image and text from the 2016 Indian River Lagoon Economic Valuation Update

Exhibit F

project will therefore fill an immediate need in the area and have a positive net impact on economy by supporting the commercial fishers in the city and encouraging the growth of the industry as well as the restoration of the habitat within the Mosquito Lagoon. The 2016 Indian River Lagoon Economic Valuation Update indicates a 33:1 return on investment, “for every dollar spent on achieving a sustainable IRL, the lagoon returns \$33 in total economic value. Over the years, as the IRL improves in health and productivity, annual ROI in the future can be expected to increase” (see page x).

The existing structure at Seven Mile Fish Camp is immediately suitable for lease by a bait & tackle business. Additionally, there is ¼ of an acre on site that is available for the storage of commercial fishing nets, traps and other gear. The site is suitable for a Certified Shellfish Processing Facility to accommodate the landing of oysters and clams harvested by commercial fishermen and cultured by shellfish aquaculture leaseholders, such as the Indian River Oyster Company, which has submitted a letter of support for this application (see Appendix C.) The eastern shoreline on this property and the right-of-way to the south of the property were historically used as an unimproved boat ramp. Small commercial boats could begin utilizing this space and the 300-foot-long pier immediately.

According to the Indian River Lagoon Economic Assessment and Analysis Update, historic landings of commercial fish and shellfish have decreased, but they are still a valuable driver in the economy of Volusia County as a whole (see Hazen & Sawyer, 2008, pp 6-1 to 6-7, Appendix B):

Blue Crab (hard) 339,463 pounds
Black Mullet 144,090 pounds
All fish: 695,606 pounds

Blue Crab (hard) \$364,340
Black Mullet \$100,079
All fish: \$977,727

Measures of Economic Output for Volusia County Commercial Fisheries:

Direct \$977,000
Indirect \$476,000
Induced \$259,000
Total \$1,712,000



Exhibit F

6.0 VALUE OF INDIAN RIVER LAGOON-RELATED COMMERCIAL FISHING

AUGUST 2008

See Appendix B

Table 6.1
Pounds of Fish Species Landed from Indian River Lagoon in 2007 by Species and County

Species	Pounds Landed in 2007					Total
	Volusia	Brevard	Indian River	St. Lucie	Martin	
Crab, Blue (Hard)	336,463	1,002,871	9,191	117,974	39,637	1,509,135
Mullet, Black	144,090	162,409	129,999	289,738	152,031	876,269
Mullet, Silver	0	6,535	34,015	97,461	15,420	153,451
Mojama	0	6,529	17,313	74,5		
Mackerel, Spanish	0	913	67,606	12.4		
Sheepshead	13,359	2,993	9,867	18.5		
Jack, Crevalle	4,504	3,854	18,043	71.1		
Menhaden (Pogies)	63,326	0	0			
Pompano	2,029	18,199	13,781	31.5		
Flounders	55,460	4,419	933	6		
Bait Fish	2,902	54,600	0			
Jack, Other	0	591	0	16.5		
Clams	26,111	0	0			
Kingfish (Whiting)	6,395	11,958	0			
Seatrout, Spotted	0	3,290	0	11.5		
Croaker	0	296	0	7.5		
Shrimp, Bait	6,516	0	0			
Tilapia (Nile Perch)	0	1,026	4,732			
Pinfish	2,669	2,577	0			
Grunts	0	192	0	4.0		
Crab, Stone	1,573	1,731	0	7		
Crab, Blue (Soft)	0	3,140	0			
Porgies	0	2,965	0			
Spot	462	2,281	0			
Bluefish	160	404	0	1.0		
Blue Runner	0	49	0	1.0		
Oysters	1,874	0	0			
Misc. Food Fish	213	266	30	1		
Drum, Black	161	158	0	2		
Misc. Invertebrates	124	47	0	7		
Catfish	0	0	0			
Snapper	0	60	0			
Grouper	127	40	0			
Seatrout, Weakfish	0	174	0			
Mackerel, King	0	316	0			
Shark	0	65	0			
American Eel	70	0	0			
Sea Bass, Mixed	0	90	0			
Triggerfish	0	43	0			
Permit	0	15	0			
Total	655,606	1,317,705	305,511	760.2		

Source: Florida Fish and Wildlife Conservation Commission, October 2007

INDIAN RIVER LAGOON NATIONAL ESTUARY PROGRAM
INDIAN RIVER LAGOON ECONOMIC ASSESSMENT AND ANALYSIS UPDATE

Table 6.3
Economic Contribution of Commercial Fish Harvested from the Indian River Lagoon in 2007

Economic Measure	County					Total
	Volusia	Brevard	Indian River	St. Lucie	Martin	
Output^(a)						
Direct	\$977,000	\$1,417,000	\$263,000	\$753,000	\$373,000	\$3,383,000
Indirect	\$476,000	\$255,000	\$118,000	\$384,000	\$190,000	\$1,423,000
Included	\$255,000	\$355,000	\$60,000	\$188,000	\$94,000	\$952,000
Total	\$1,712,000	\$2,027,000	\$441,000	\$1,325,000	\$657,000	\$6,157,000
Labor and Proprietor's Income^(b)						
Direct	\$198,000	\$70,000	\$58,000	\$173,000	\$86,000	\$685,000
Indirect	\$182,000	\$2,000	\$47,000	\$148,000	\$73,000	\$552,000
Included	\$64,000	\$14,000	\$20,000	\$60,000	\$30,000	\$288,000
Total	\$444,000	\$86,000	\$125,000	\$381,000	\$189,000	\$1,625,000
Other Property Type Income^(c)						
Direct	-\$61,000	-\$16,000	-\$17,000	-\$51,000	-\$25,000	-\$270,000
Indirect	\$40,000	\$4,000	\$9,000	\$35,000	\$18,000	\$126,000
Included	\$60,000	\$11,000	\$15,000	\$48,000	\$24,000	\$268,000
Total	\$39,000	-\$11,000	\$7,000	\$32,000	\$17,000	\$65,000
Indirect Business Taxes^(d)						
Direct	\$4,000	\$6,000	\$1,000	\$3,000	\$2,000	\$19,000
Indirect	\$25,000	\$16,000	\$6,000	\$22,000	\$11,000	\$80,000
Included	\$17,000	\$23,000	\$4,000	\$14,000	\$7,000	\$65,000
Total	\$46,000	\$45,000	\$11,000	\$39,000	\$20,000	\$144,000
Employment^(e)						
Direct	36	47	10	28	14	135
Indirect	4	2	1	3	2	12
Included	3	4	1	2	1	11
Total	43	53	12	34	17	159

- ^(a) Output is the value of the economic goods and services produced in the county or group of counties as fish are landed and sold.
- ^(b) Labor income is total paid costs including benefits. Proprietary income consists of payments received by self-employed individuals.
- ^(c) Other property type income includes payments for rents, profits, royalties, and dividends generated as a result of the IRL-related commercial fishing.
- ^(d) Indirect business taxes is the sum of the excise taxes, property taxes, fees, licenses, and sales taxes collected as a result of the IRL-related commercial fishing. It excludes taxes on profit and income because these taxes are accounted for in the income categories.
- ^(e) Employment includes the number of full-time and part-time jobs that are supported by IRL-related commercial fishing.

6.0 VALUE OF INDIAN RIVER LAGOON-RELATED COMMERCIAL FISHING

AUGUST 2008

Table 6.2
Value of Fish Species Landings from Indian River Lagoon in 2007 by Species and County

Species	Ex-Vessel Value Landed in 2007					Total
	Volusia	Brevard	Indian River	St. Lucie	Martin	
Crab, Blue (Hard)	\$364,340	\$1,082,565	\$11,565	\$153,835	\$74,724	\$1,692,349
Mullet, Black	\$100,079	\$87,289	\$71,671	\$147,059	\$74,263	\$480,361
Pompano	\$8,129	\$78,023	\$58,205	\$141,026	\$54,309	\$339,691
Clams	\$241,248	\$0	\$0	\$0	\$0	\$241,248
Mojama	\$0	\$6,954	\$25,593	\$109,768	\$60,058	\$202,373
Flounders	\$145,407	\$11,496	\$2,300	\$1,704	\$6,377	\$167,284
Sheepshead	\$14,824	\$5,740	\$9,862	\$18,571	\$39,405	\$111,202
Jack, Crevalle	\$5,452	\$1,970	\$16,682	\$9,101	\$5,668	\$88,874
Mackerel, Spanish	\$0	\$1,176	\$48,078	\$9,954	\$22,769	\$82,977
Mullet, Silver	\$0	\$1,985	\$15,973	\$48,891	\$11,772	\$76,620
Shrimp, Bait	\$38,423	\$0	\$0	\$0	\$0	\$38,423
Jack, Other	\$0	\$480	\$0	\$16,811	\$17,319	\$34,600
Bait Fish	\$2,100	\$30,885	\$0	\$0	\$0	\$32,985
Crab, Stone	\$12,514	\$15,117	\$0	\$4,548	\$0	\$32,169
Seatrout, Spotted	\$0	\$7,200	\$0	\$23,874	\$0	\$31,134
Crab, Blue (Soft)	\$0	\$27,918	\$0	\$0	\$0	\$27,918
Kingfish (Whiting)	\$8,563	\$12,548	\$0	\$0	\$384	\$21,513
Menhaden (Pogies)	\$19,844	\$0	\$0	\$0	\$0	\$19,844
Pinfish	\$8,803	\$10,979	\$0	\$0	\$0	\$19,776
Croaker	\$0	\$451	\$0	\$7,354	\$2,291	\$10,102
Oysters	\$5,714	\$0	\$0	\$0	\$0	\$5,714
Grunts	\$0	\$175	\$0	\$4,041	\$0	\$4,216
Tilapia (Nile Perch)	\$0	\$700	\$1,953	\$0	\$0	\$2,655
Spot	\$360	\$2,264	\$0	\$0	\$0	\$2,644
Blue Runner	\$0	\$47	\$0	\$1,644	\$676	\$2,367
Misc. Invertebrates	\$248	\$22	\$0	\$251	\$1,424	\$2,205
Snapper	\$0	\$1,944	\$0	\$0	\$0	\$1,944
Grouper	\$389	\$1,521	\$0	\$0	\$0	\$1,910
Misc. Food Fish	\$601	\$143	\$8	\$69	\$384	\$1,405
Bluefish	\$82	\$174	\$0	\$520	\$458	\$1,334
Drum, Black	\$167	\$187	\$0	\$246	\$283	\$903
Seatrout, Weakfish	\$0	\$356	\$0	\$0	\$0	\$356
Mackerel, King	\$0	\$826	\$0	\$0	\$0	\$826
Porgies	\$0	\$622	\$0	\$0	\$0	\$622
American Eel	\$420	\$0	\$0	\$0	\$0	\$420
Catfish	\$0	\$0	\$0	\$328	\$0	\$328
Sea Bass, Mixed	\$0	\$91	\$0	\$0	\$0	\$91
Triggerfish	\$0	\$54	\$0	\$0	\$0	\$54
Shark	\$0	\$40	\$0	\$0	\$0	\$40
Permit	\$0	\$32	\$0	\$0	\$0	\$32
Total	\$977,727	\$1,417,125	\$263,011	\$752,603	\$372,583	\$3,783,050

Source: Florida Fish and Wildlife Conservation Commission, October 2007

INDIAN RIVER LAGOON NATIONAL ESTUARY PROGRAM
INDIAN RIVER LAGOON ECONOMIC ASSESSMENT AND ANALYSIS UPDATE

PAGE 64
HAZEN AND SAWYER, P.C.

Exhibit F

Executive Team

4. Ownership Type:
 - a. Private nonprofit working waterfront organization:
 - b. Riverside Conservancy, Inc.
 - c. Officer(s): Dr. Arthur Litowitz (Board Director and Treasurer), Tom Barratt (Board Director), and Gregory Wilson, Ph.D., M.B.A. (Board Director and Chief Scientific Officer)
 - d. History and background of the business:

The Riverside Conservancy is a 501(c)3 nonprofit organization with the goals of creating living shorelines and educational outreach programs that support Working Waterfronts as defined in Sections 380.503(18)(a) and (b), F.S. as well as habitat restoration for the Indian River Lagoon and surrounding communities.

The mission of the Riverside Conservancy is to create and expand sustainable living shorelines through educational outreach and land conservancy programs that utilize community-engaged design and to promote the heritage of working waterfronts and healthy habitats for the benefit of the Indian River Lagoon and for the greater public health, economic prosperity and recreation of the surrounding communities. The Riverside Conservancy will demonstrate the environmental, cultural and economic value of living shorelines by acting in the capacity of a nature conservancy, habitat research/education entity, and Nonprofit Working Waterfronts Organization, which pursues the acquisition of interests in land for exhibitions, demonstrations, educational venues, civic events, and other purposes that promote and educate the public about the economic, cultural, and historic heritage of Florida's traditional working waterfronts, including the marketing of the seafood and aquaculture industries.

The Seven Mile Fish Camp has been a working waterfront in Edgewater for decades and will continue its operation if protected by the Stan Mayfield Working Waterfronts grant program.

Business

1. Describe existing or proposed business activities on the site.

The Seven Mile Fish Camp has a current certificate of commercial use and Business Tax Receipt (BTR). Riverside Conservancy (RC) proposes to allow commercial fishers to use up to ¼ acre of the property for storage of their nets, crab traps and other equipment. RC also proposed to lease a portion of the site to a fish camp operator for sale of bait, tackle and ice. Any agreements for consideration will be forwarded to FCT for review and approval. Revenues will be reinvested into maintenance of the property. RC will construct two educational kiosks that convey the history of the Seven Mile Fish Camp and commercial fisheries in Volusia County. A part of the existing structure will be used as a venue for programs that educate the public about the economic, cultural, and historic heritage of Florida's traditional working waterfronts. The structure will also display artifacts from the Seven Mile Fish Camp and other working waterfronts in Volusia County.

2. Explain the services, benefits and support to the commercial seafood industry.

The Indian River Oyster Company (IROC) leases submerged land from the State and needs a landing location for their 24 ft Carolina Skiff (see Appendix C). The Seven Mile Fish Camp can fill this immediate business need. This site will also provide areas for IROC and other aquaculture lease holders and commercial fishermen.

Exhibit F

Services will include docking and offloading of catch and gear as well as onloading of bait and other equipment. Once a bait/tackle shop is operational at Seven Mile Fish Camp, this site will once again be a hub for commercial fishers in Southeast Volusia County. Just south of this site, a restaurant and marina are planned for Cameron's Marina. Sales to this and other local restaurants will support the seafood industry. According to the Indian River Lagoon Economic Assessment and Analysis Update, annual landings in Volusia County include: Blue Crab (hard) 339,463 pounds; Black Mullet 144,090 pounds; all fish: 695,606 pounds (see Hazen & Sawyer, 2008 attached in this Appendix). This study also measures economic output for Volusia County commercial fisheries: "direct" economic output of \$977,000; "indirect" economic output of \$476,000; and "induced" economic output of \$259,000 with a total of \$1,712,000 (see Hazen & Sawyer, 2008, p. 6-5, Appendix B).

3. Describe educational activities to be conducted that highlight the historical or current commercial fishing or aquaculture industry.

Acquisition of this site will enable the restoration of the property as a historic fish camp and provide a venue for exhibitions, demonstrations, educational programs and civic events to promote the heritage of working waterfronts. This property is adjacent to a marina project that is proposed for restoration/re-development. This area is important to the commercial fishing and aquaculture industries which it historically supports.

The conversion of working waterfront properties to non-water-dependent use facilities has been a pattern that effects the state's economic water-dependent commercial working waterfronts heritage. Fish camps and marinas have been critical to connecting people with our natural resources, which include shellfish, fish, and other wildlife that are part of the fabric of our community and the basis of our early economy. Indeed, the restoration of working waterfronts contribute to the culture of our city and its heritage as a commercial fishery within the Indian River Lagoon.

4. Explain any activities indirectly supporting the commercial seafood industry.

Preservation of the Seven Mile Fish Camp will be a hub for commercial fishers and will therefore support the seafood industry and local restaurants, which rely on locally caught fish and shellfish. The marina to the south of the project site will contain a refueling station, which will also support commercial fisheries. Further, increased employment/labor, taxes, fees, licenses and sales are all indirect benefits of a robust commercial fishing industry.

5. Describe the current and future demand for the facilities and activities to be provided, including but not limited to:

- a. Description and size of current market:

The Volusia County commercial fishing industry (most of which is located within the cities of Edgewater, New Smyrna Beach and Oak Hill) provides \$977,727 in revenue, which is approximately 26% of the value of all commercial fish landings in the Indian River Lagoon (see Hazen & Sawyer, 2008, p.6-4).

- b. Geographic region of customer base;

The geographic region of the customer base is primarily Volusia County, but it extends to the north into Flagler County and to the four other counties that encompass the Indian River Lagoon National Estuary Program (i.e. Brevard, Indian River, St. Lucie and Martin Counties).

Exhibit F

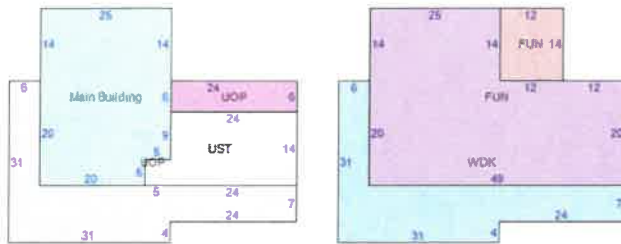
c. Describe competition in the area.

The main competition locally comes from commercial fishing vessels located in New Smyrna Beach, just to the north of Edgewater. However, there are diminishing numbers of vessels and fishers in the county. There are a few fish camps to the south of the project site, however the Seven Mile Fish Camp will be more of a regional resource rather than competition.

Management

1. Description of facilities. Identify existing and all proposed improvements:
 - a. Describe conditions and size of existing structures.

There is currently a two-story, 3,314 Sq. Ft. structure that has 2,324 under heat/air. The first floor can be used for a bait and tackle business. The second floor can be utilized as a venue for educational and civic programs.



Item	Area
Main Building	825
UOP:Porch, Open Unfinished	144
RESPOOL - RSP:POOL, RESIDENTIAL SWIMMING	630
UST:Unfinished Utility	361
PTO/CSLB - PTO:PATIO/CONCRETE SLAB	720
UOP:Porch, Open Unfinished	629
WSTRGBLD - USW:STORAGE BUILDING WOOD	110
FUN:Finished Upper Story W/O A/C	1330
WSTRGBLD - USW:STORAGE BUILDING WOOD	160
FUN:Finished Upper Story W/O A/C	168
DOC - DOC:DOC	1570
WDK:Wood Deck	629



b. Description and approximate size of the proposed improvements.

- Ultimately, the structure and a portion of the dock will have to be made ADA accessible. Any improvements will be between 2,000 and 5,000 sq. ft.
- Construct two educational/informational kiosks.
- Designate a ¼ acre area for aquaculture gear storage.

2. Identify existing and/or proposed easements, concessions, or leases.

- i. Any new structure (i.e. upgraded dock and or boat house) to be located on sovereign-submerged lands shall comply with the criteria set forth in Chapter 18-21 F.A.C. including but not limited to the requirement that the structure be water dependent.
- ii. A conservation easement for living shoreline may be established on this site and neighboring properties.
- iii. Concessions or leases may include a bait/tackle shop, the Indian River Oyster Company and other fish camp related businesses. (See Appendix C).

Exhibit F

3. Identify any existing or proposed third party leases including the lessee and purpose of the lease.

The Riverside Conservancy may entertain third party leases (with approval from FCT) from the current owners of the Seven Mile Fish Camp, City of Edgewater, County of Volusia, or maritime/water dependent business.

4. Identify all short term and long-term maintenance requirements.

Short-term restoration and maintenance will be provided by the Riverside Conservancy, which will apply for up to \$400,000 from the Volusia ECHO grant program for capital improvements. Long-term maintenance requirements of the facilities will be negotiated in any leases.

5. Discuss current and proposed staffing needs.

Riverside Conservancy's Executive Director will oversee the property and programs offered at the site. Staffing of the Seven Mile Fish Camp bait shop will be the responsibility of the Lessees.

6. Identify the approximate cost for development and operation of the site including proposed improvements, maintenance, staffing, etc.

- Remodel/update the venue/educational facility: Up to \$300,000 (accessibility and structural updates for the second floor)
- Bait shop: No remodel needed in the first floor "Suite 1)
- Aquaculture space: Up to \$50,000 to remove the pool and retrofit part of the area below the structure for equipment storage.
- Dock/boat house: Option A: \$65,000 (short term repairs); Option B: Installation of a new commercial docking/launching facility \$200,000 (long term)
- Annual site maintenance: \$30,000
- Educational Kiosks and Green Infrastructure: \$40,000
- Staff (education and operations): To be negotiated.

7. Identify funding sources for the development and maintenance of the site.

Riverside Conservancy (RC) will apply for up to \$400,000 from the Volusia ECHO program (<https://www.volusia.org/services/community-services/echo/>) that provides grant funds to finance acquisition, restoration, construction or improvement of facilities to be used for environmental, cultural, historical and outdoor purposes. RC will also apply for grants from the IRL Council and private funders.

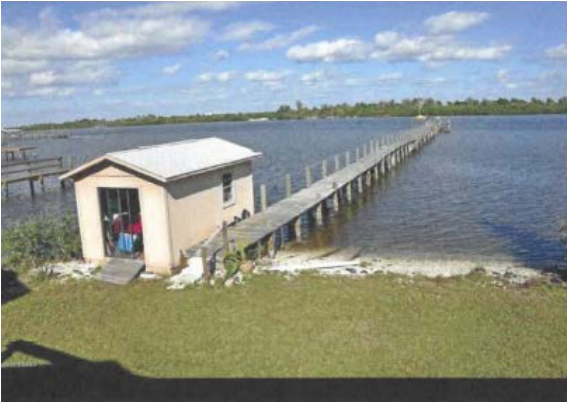
Appendices

Appendix A: 2016 Indian River Lagoon Economic Valuation Update

Appendix B: Indian River Lagoon Economic Assessment and Analysis Update

Appendix C: Indian River Oyster Company Letter of Support

Site Visit, application and aerial photos – 19-001-WW20
Seven Mile Fish Camp. Phase I





Staff Evaluation Report
2019-20 Stan Mayfield Working Waterfront Program
Florida Communities Trust – Department of Environmental Protection

Project Number: 19-002-WW20

Project Name: Pelican Bay Commercial Fishing Facility

Applicant(s): Ostego Bay Foundation, Inc. Marine Science Center

Partnership Application? Yes No

Acreage: 1.80

		Grant to Match Ratio
FCT Grant Request:	\$2,360,000.00	100.00%
Match:	\$0.00	0.00%
Total Project Cost:	\$2,360,000.00	100.00%

Project Scores by Evaluation Category:

Category	Points
1. Location	19
2. Economic Consideration	14
3. Site Suitability/Readiness	27
4. Financial Contribution	0
5. Community Planning	7
6. Public Education	0
Total Project Score:	67

Staff Comment:

This project will purchase property for use as a working waterfront supporting the commercial seafood industry. There is not much of the required backup documentation provided. Some point awarded based on the Business Plan or aerial photos. This may be a good project. The application does not represent the project particularly well.

Project Overview:

"This facility will provide a safe place for the local commercial fishermen to dock and unload their boats and continue the historical fishing uses in the area. We have fishermen, stone and blue crabbers, small shrimpers etc. that need dockage is great as the fishermen are being run out of local dockage by competing uses."

Business Summary:

This facility will provide a safe place for the local commercial fishermen to dock and unload their boats and continue the historical fishing uses in the area. We have fishermen, stone and blue crabbers, small shrimpers etc. that need dockage is great as the fishermen are being run out of local dockage by competing uses.

PROJECT EVALUATION AND SCORING

(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).

Points

0

(b) The Project Site is adjacent to or within 2,000 feet of and tidally connected to state-owned submerged lands designated as an aquatic preserve identified in s. 258.39, F.S., National Marine Sanctuary or National Estuarine Research Reserve (10 points).

Points

10

(c) The Project Site is located within a municipality with a population less than 30,000 or in an unincorporated area of the county with a population in the unincorporated area that is less than 40,000 (10 points).

Points

0

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

Points

9

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

Points

0

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

Points

0

Evaluator's Comments:

For Item (a): They submitted documentation, but did not ask for the points since the CRA was "sunsetting."
For items (b) and (d) -- documented in the cover letter/business plan.

(2) Economic Consideration

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

Points

10

(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);

Points

0

(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).

Points

0

(d) The grant award amount requested is within the following thresholds (Points will be awarded on only one of the following criteria):

1. The Applicant is requesting a grant award amount that does not exceed \$1,500,000.00 (8 points);

Points

0

2. The Applicant is requesting a grant award amount that does not exceed \$2,500,000.00 (4 points);

4

3. The Applicant is requesting a grant award amount that does not exceed \$3,500,000.00 (2 points).

0

Evaluator's Comments:

Points awarded for the "yes" response to item (a). pending DOACS review of the Business Plan.

There is no required backup documentation to support the "yes" responses on items (b) or (c). **No Points.**

(3) Site Suitability/Readiness

(a) The Project Site will provide a docking facility for commercial fishing vessels (Points will be awarded on only one of the following criteria):

	Points
1. The Project Site contains an existing docking facility that can be presently utilized for commercial saltwater fisheries or aquaculture operations (17 points);	17
2. The Project Site contains an existing docking facility that requires major restoration to be utilized for commercial saltwater fisheries or aquaculture operations and the applicant has committed to rebuild the docking facility (12 points);	0
3. The Applicant has committed to construct a new docking facility on the Project Site for commercial fishing vessels or aquaculture operations (6 points).	0

(b) The Project Site will provide a Seafood House or other building to be used for Working Waterfront Business (Points will be awarded on only one of the following criteria):

	Points
1. The Project Site contains an existing Seafood House or other building that can be presently utilized for Working Waterfront Business (10 points);	10
2. The Project Site contains an existing Seafood House or other building that requires major restoration and the applicant has committed to rebuild the building to be utilized as a Working Waterfront Business (8 points);	0
3. The Applicant has committed to construct a new Seafood House or other buildings of at least 1,000 square feet on the Project Site to be used for Working Waterfronts Business (4 points).	0

(c) The Project Site will provide a structure for launching commercial fishing vessels, including but not limited to a boat ramp, boat lift or boat rail system (Points will only be awarded on one of the following criteria):

	Points
1. The Project Site contains an existing structure for launching commercial fishing vessels, including but not limited to a boat ramp, boat lift or boat rail system, which can be presently utilized without major restoration (6 points);	0
2. The Project Site contains an existing structure for launching commercial fishing vessels, including but not limited to a boat ramp, boat lift or boat rail system, that requires major restoration and the Applicant has committed to rebuild the existing boat launch facility (4 points).	0

3. The Applicant has committed to construct a new boat launching facility on the Project Site that will be used for commercial fishing vessels (2 points).

0

Points

0

Points

0

(d) The Project Site contains an open area of at least 1/4 acre to be used for the storage of traps, nets, and other gear needed for commercial fishing or aquaculture operations (4 points);

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

Evaluator's Comments:

Points for items (a) and (b) based on site visit. No points given for item (c). The former boat ramp has been built over.

(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 62-820.002(22) and Nonprofit Working Waterfront Organizations, a Match between 10 percent and 19 percent of the Project Costs (5 points); or

Points

0

(2) Provide a Match of 35 percent or more of the Project Costs, or, for Small Local Governments as defined in 62-820.002(22) and Nonprofit Working Waterfront Organizations, a Match of 20 percent or more of the Project Costs (10 points).

0

Evaluator's Comments:

No match being provided -- points not requested.

(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 (7 points);

Points

0

(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 (7 points);

Points

7

Evaluator's Comments:

Submitted a copy of the County comp plan.

(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);

Points

0

(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);

Points

0

(c) The Project Site will contain interpretive kiosk(s) or sign(s) that educate the public about the economic, cultural, or historic heritage of Florida’s traditional Working Waterfronts (2 points).

Points

0

Evaluator's Comments:

For items (a) and (c) -- No documentation -- no points. Aerials indicate that structures are on site. The application does not indicate which structure is proposed for an education center. No indication of where interpretive kiosks would be placed. Not enough documentation to award points.

Clarification Request:

1. First – the Estimated Project Costs, item 8 on page two of the application form. The amounts for land purchase price and acquisition costs (lines a and b) do not add up to \$2,360,000. It is our opinion that the \$20,000 amount entered on line b for acquisition cost is far too low. We believe that revising the estimated closing costs to \$110,000 is far more in line with what will be necessary to acquire the three parcels. We believe your Total Project Cost (\$2,360,000) on line c is an accurate reflection of the estimated project cost.
2. Since you have to revise page two of the application, we suggest that you consider removing the match amount from this project. Doing so would not negatively affect your project point total. The amount entered amounts to a 6% match. We only award points for match that is at least 25% of the total project cost.
3. Will the Ostego Bay Foundation enter into a management agreement of some type for operation of the fish house currently owned by Nick Ruland? If yes, please provide some detail as to what covenants this agreement will include. The more detail you can provide, the better.
4. What are your plans for the existing “Tony’s Charter” building? Again, the more specifics you can provide, the better our ability to evaluate the proposed project.

OSTEGO BAY FOUNDATION, INC.

- Marine Science Center
- Oil Spill Response Co-op
- Research



718 Fisherman's Wharf
Fort Myers Beach, FL 33931

239-765-8101

September 17, 2019

**STAN MAYFIELD WORKING WATERFRONT GRANT APPLICATION
Pelican Bay Working Waterfront Commercial Fishing Facility**

Introduction:

The Properties identified in the proposed purchase has 16 existing boat slips including an active fish house with ice machine, coolers and other equipment as well as two buildings, one property has an active fish house and building on the other property is used as an office. Sufficient parking is existing for loading fish trucks and parking for workers. It is also located on a primary highway leading to U.S. 41 and interstate highway I-75.

There are five (5) active fish houses within ½ mile of the project property, fueling facilities, ships store, two boat yards and several marinas with repair shops and boat ramps.

Two properties are currently used as dockage for commercial fishing boats and recreational boats. The other property is used only by commercial fishing boats. The submerged property that is proposed to be donated is waterward of both properties with upland access.

Pelican Bay where the properties are located is a sheltered bay with direct Gulf access through San Carlos Bay with a maintained channel and the Matanzas Pass Federal Channel maintained by the USACOE. It also has access to the Caloosahatchee River, Charlotte Harbor and Estero Bay. An excellent location for commercial fishermen.

With so much of our local working water front being bought up for other uses it is so very important to protect this area for the use of our local commercial fishermen.

Business:

All the docks are proposed to be used for commercial fishing uses as defined in section 380.503(18)(a) and (b) F.S.

The docks will be operated for the commercial fishing boats and the fish house will continue to run as a fish house using the same management that exists now.

There are no plans to build any new structures except to do regular maintenance on the docks and buildings.

This facility will provide a safe place for the local commercial fishermen to dock and unload their boats and continue the historical fishing uses in the area. We have fishermen, stone and blue crabbers, small shrimpers etc. that need dockage is great as the fishermen are being run out of local dockage by competing uses.

The facility will be owned by the Ostego Bay Foundation, Inc Marine Science Center a 501(c)3 non-profit which partners with the San Carlos Island Redevelopment Corporation and Not-For-Profit Florida Corporation. The area is dedicated as one of first Waterfronts Florida Partnership Communities, San Carlos Island. The Ostego Bay Foundation host weekly tours of the Working Waterfront in partnership with the San Carlos Island Community Redevelopment Corporation which has a dedicated Working Waterfront self-guided walking tour. See attached brochures.

The current local fish industry serve the local regional community, fish markets, seafood restaurants, and some of the seafood is sent to Tampa for further distribution .

Management:

The docks and fish house will be managed as it currently is by local fish house staff. There are approximately 16 existing slips. There are no existing leases, concessions or easements that we know of at this time.

Short term and long term maintenance is normal for dock maintenance and repairs and will be budgeted. Repairs to the office building will be budgeted for the near future. A possible fish market could be built in the office building if the opportunity arises.

Location: The project site was located within a Lee County CRA area, see attached map. But the CRA was sun-set by Lee County and the program has moved into a Florida not-for-profit Community Redevelopment Corporation to accomplish its goals.

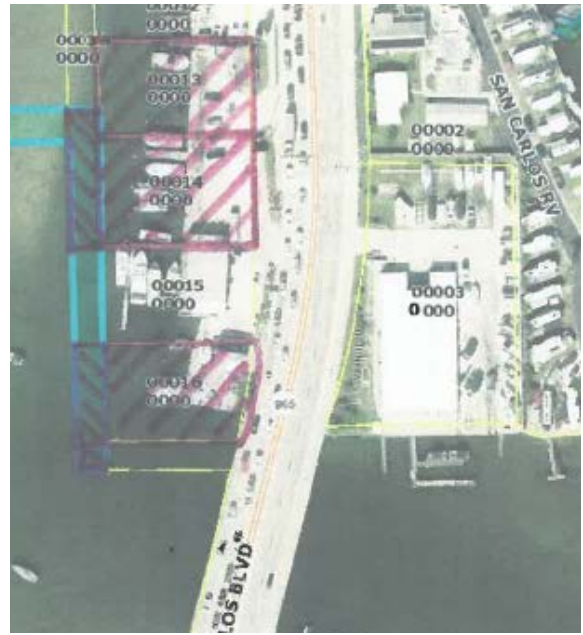
The site is within 200 feet of the Estero Bay Aquatic Preserve across the street to the east.

*Jeanne Semmer
President, Ostego Bay Foundation*

*239-470-4993
Fax 239-463-0865
info@ostegobay.org*

Site visit, application and aerial photos:
19-002-WW20 – Pelican Bay Commercial Fishing Facility







ITEM 6: Public Comment

Chair

ADJOURNMENT

FCT GOVERNING BOARD ACTION: MOTION AND VOTE

- APPROVE**
- APPROVE WITH MODIFICATIONS:**
- WITHDRAW**
- NOT APPROVE**
- OTHER:**

Motion by:

Second by:

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