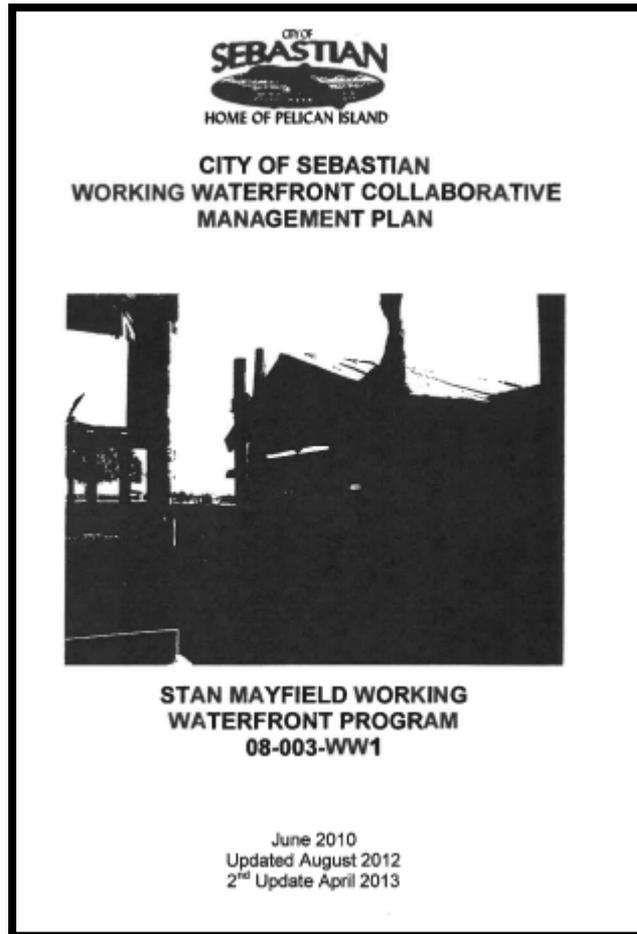


# Fisherman's Landing Working Waterfront Park



## FUNDING:

- Sebastian Waterfront Collaborative secured funding from the Stan Mayfield Working Waterfront Program administered through the Florida Communities Trust (FCT).
- Match was provided with CRA funds to purchase and redevelop property.
- Florida Inland Navigation District (FIND) has provided funding for the revitalization of the property.



The Management Plan provides conditions by which the City will meet the requirements outlined within the enabling documents from FCT: Stan Mayfield Working Waterfront Grant Contract, 2009; and the Declaration of Restrictive Covenants, 2010.

**The Project Site shall be managed only for the conservation, protection and enhancement of working waterfronts along with other related uses necessary for the accomplishment of this purpose specifically designated in the Management Plan approved by FCT. (*Declaration of Restrictive Covenants, 2010*)**

**Management Objectives for the Site:**

Management objectives for the *Waterfront Collaborative* shall be:

- 1) Protect and promote commercial fishing by providing dockage for licensed commercial fishing vessels.
- 2) Protect commercial fishing by providing an area for the packing/shipping of freshly caught seafood and aquaculture products.
- 3) Rebuild the historic fish house which will once again serve the area with seafood/aquaculture unloading and packing facilities.
- 4) Provide information to day trippers, residents and local school districts (via field trips) on the history of Sebastian's working waterfront.
- 5) Showcase local seafood at the fish market/eatery.

DRC\08-003-WWI  
6/11/2010

# Proposed WW Facility Uses

- Retail Fish Market and Eatery - Promotion of the Florida seafood industry by offering seafood, aquaculture and limited food service at the 1540 Indian River Drive location.
- Museum – Interactive and static displays showing Sebastian’s fishing heritage at the 1540 Indian River Drive location.
- Assembly Area – The 1540 Indian River Drive facility will also host community meeting areas for various educational and cooking seminars.
- Special Events – Fundraising activities that augment capital and recurring expenses that are required to directly benefit Florida commercial fishing operations.
- Interpretive Kiosks – Interactive signage throughout the working waterfront.
- Touch Pools - “Wet” Exhibits displaying clam raceways, showing clams from seedling size to various stages of development.
- Ice Depot – Provision of ice for commercial fishing.
- Smoke House – On site retro-style seafood cooking facility.
- Dock – Commercial dockage available for lease to commercial fisherman.
- Fish House – Rebuild the historic “above water” fish house structure.
- “Retro” Rail System – Install railroad and push car system for the transport of materials and product throughout the facilities.
- Boardwalk - Expansion of the docks from the Sembler property through the Dabrowski site and to Hurricane Harbor.
- Aquaculture – Operation of clam cultivation chambers and other marine organisms for commercial and educational purposes.
- Micro Business Incubator – As space is available, making small leases available to businesses that have a direct link/benefit to Florida commercial fishing.

\*FCT Annual Revenue and Activity Report

\*Any alterations from the Management Plan requires FCT approval

\*FCT Post Completion compliance requires developed in accordance with Management Plan



## 5-Year Transition (Stewardship Reports)

Once the project is fully developed, the project **may** be eligible for a five-year reporting cycle.

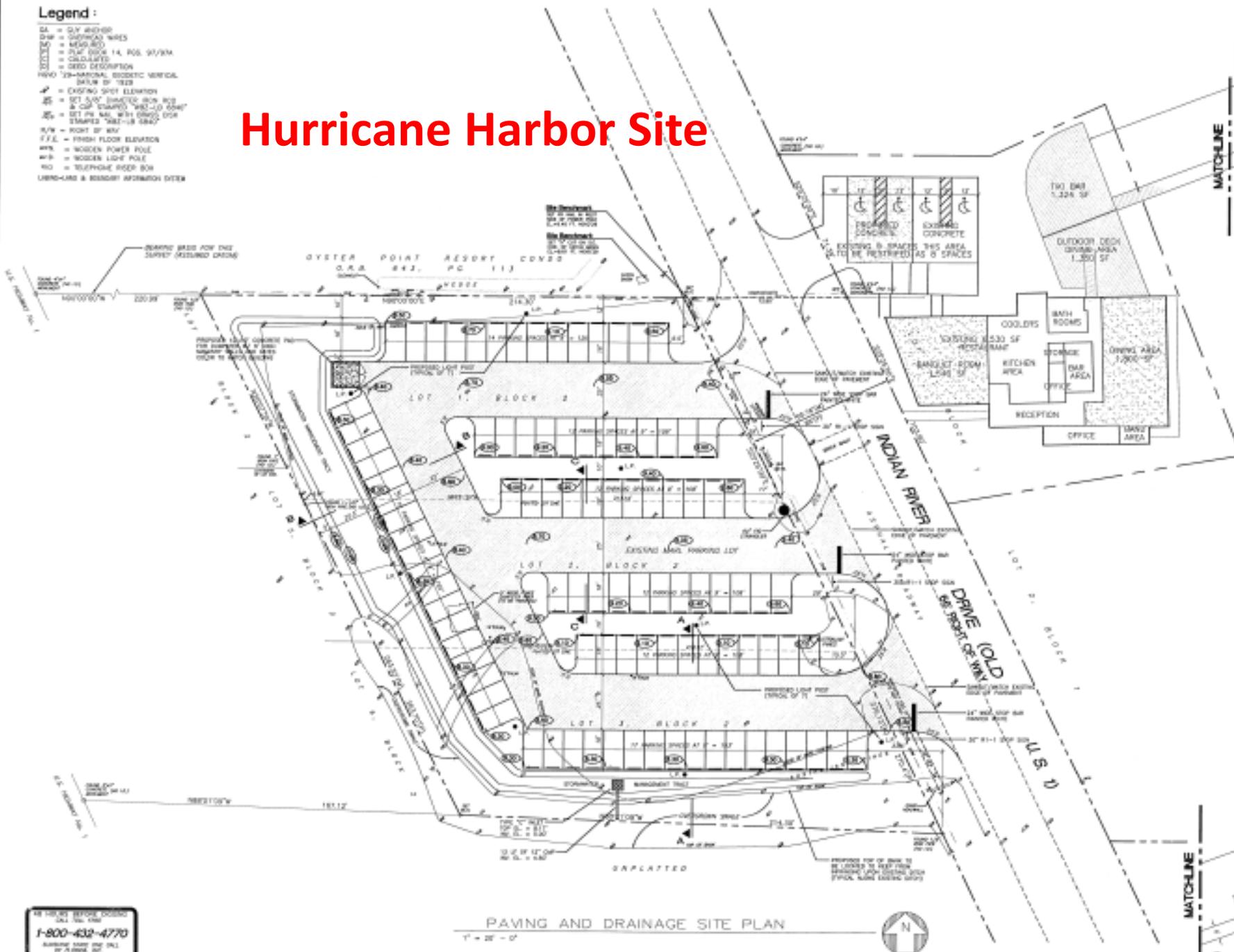
1. Must be requested by recipient in writing
2. Statement of Completion
3. Updated Management Plan
  - As-built master site plan
  - Revise all Text – Completed or Ongoing
4. Photographs of all site improvements and restoration activities.



**Legend :**

- SL = 5/8" REBAR
- DWP = DRAINAGE WARES
- NO = NOISE RED
- PLC = PLUM CODE 14, POS. 91/3M
- CL = CULVERT
- SD = SEED DESCRIPTION
- HWD = 1/8" NATIONAL BODICET METRICAL
- BLW = 1/8" BLW
- ✓ = EXISTING SPOT ELEVATION
- 25' = SET 5/8" (SQUARE) ROD W/ 2" & 2" (SQUARE) W/ 1" (SQUARE)
- 25' = SET 2" (SQUARE) W/ 1" (SQUARE) FOR 2" (SQUARE) W/ 1" (SQUARE)
- S/W = POINT OF VIEW
- F.F.E. = FINISH FLOOR ELEVATION
- W/P = WOODEN POWER POLE
- W/LP = WOODEN LIGHT POLE
- NO = TELEPHONE RIGID BOX
- LAND-USE & ZONING INFORMATION DATA

# Hurricane Harbor Site



BE HESITANT BEFORE ORDERING  
CALL TOLL FREE  
**1-800-432-4770**  
BARRINGER ROAD ONE ONE ONE  
SPRINGFIELD, MO

PAVING AND DRAINAGE SITE PLAN  
1" = 20' - 0"



MATCHLINE

Ground  
Data

# Map of Survey Prepared For Dabrowski Marina

## LEGAL DESCRIPTION OF LAND

THE SOUTH 1/2 CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, SUBDIVISION OF DABROWSKI MARINA, IN INDIAN RIVER COUNTY, FLORIDA, AS SHOWN ON PLAT 10000-01, 10000-02, 10000-03, 10000-04, 10000-05, 10000-06, 10000-07, 10000-08, 10000-09, 10000-10, 10000-11, 10000-12, 10000-13, 10000-14, 10000-15, 10000-16, 10000-17, 10000-18, 10000-19, 10000-20, 10000-21, 10000-22, 10000-23, 10000-24, 10000-25, 10000-26, 10000-27, 10000-28, 10000-29, 10000-30, 10000-31, 10000-32, 10000-33, 10000-34, 10000-35, 10000-36, 10000-37, 10000-38, 10000-39, 10000-40, 10000-41, 10000-42, 10000-43, 10000-44, 10000-45, 10000-46, 10000-47, 10000-48, 10000-49, 10000-50, 10000-51, 10000-52, 10000-53, 10000-54, 10000-55, 10000-56, 10000-57, 10000-58, 10000-59, 10000-60, 10000-61, 10000-62, 10000-63, 10000-64, 10000-65, 10000-66, 10000-67, 10000-68, 10000-69, 10000-70, 10000-71, 10000-72, 10000-73, 10000-74, 10000-75, 10000-76, 10000-77, 10000-78, 10000-79, 10000-80, 10000-81, 10000-82, 10000-83, 10000-84, 10000-85, 10000-86, 10000-87, 10000-88, 10000-89, 10000-90, 10000-91, 10000-92, 10000-93, 10000-94, 10000-95, 10000-96, 10000-97, 10000-98, 10000-99, 10000-100.

BEARING AT THE INTERSECTION OF THE SOUTH LINE OF INDUSTRIAL HIGHWAY AND THE EAST LINE OF LOT 1, BLOCK 1, SUBDIVISION OF DABROWSKI MARINA, IN INDIAN RIVER COUNTY, FLORIDA, AS SHOWN ON PLAT 10000-01, 10000-02, 10000-03, 10000-04, 10000-05, 10000-06, 10000-07, 10000-08, 10000-09, 10000-10, 10000-11, 10000-12, 10000-13, 10000-14, 10000-15, 10000-16, 10000-17, 10000-18, 10000-19, 10000-20, 10000-21, 10000-22, 10000-23, 10000-24, 10000-25, 10000-26, 10000-27, 10000-28, 10000-29, 10000-30, 10000-31, 10000-32, 10000-33, 10000-34, 10000-35, 10000-36, 10000-37, 10000-38, 10000-39, 10000-40, 10000-41, 10000-42, 10000-43, 10000-44, 10000-45, 10000-46, 10000-47, 10000-48, 10000-49, 10000-50, 10000-51, 10000-52, 10000-53, 10000-54, 10000-55, 10000-56, 10000-57, 10000-58, 10000-59, 10000-60, 10000-61, 10000-62, 10000-63, 10000-64, 10000-65, 10000-66, 10000-67, 10000-68, 10000-69, 10000-70, 10000-71, 10000-72, 10000-73, 10000-74, 10000-75, 10000-76, 10000-77, 10000-78, 10000-79, 10000-80, 10000-81, 10000-82, 10000-83, 10000-84, 10000-85, 10000-86, 10000-87, 10000-88, 10000-89, 10000-90, 10000-91, 10000-92, 10000-93, 10000-94, 10000-95, 10000-96, 10000-97, 10000-98, 10000-99, 10000-100.

BEARING AT THE INTERSECTION OF THE SOUTH LINE OF INDUSTRIAL HIGHWAY AND THE EAST LINE OF LOT 1, BLOCK 1, SUBDIVISION OF DABROWSKI MARINA, IN INDIAN RIVER COUNTY, FLORIDA, AS SHOWN ON PLAT 10000-01, 10000-02, 10000-03, 10000-04, 10000-05, 10000-06, 10000-07, 10000-08, 10000-09, 10000-10, 10000-11, 10000-12, 10000-13, 10000-14, 10000-15, 10000-16, 10000-17, 10000-18, 10000-19, 10000-20, 10000-21, 10000-22, 10000-23, 10000-24, 10000-25, 10000-26, 10000-27, 10000-28, 10000-29, 10000-30, 10000-31, 10000-32, 10000-33, 10000-34, 10000-35, 10000-36, 10000-37, 10000-38, 10000-39, 10000-40, 10000-41, 10000-42, 10000-43, 10000-44, 10000-45, 10000-46, 10000-47, 10000-48, 10000-49, 10000-50, 10000-51, 10000-52, 10000-53, 10000-54, 10000-55, 10000-56, 10000-57, 10000-58, 10000-59, 10000-60, 10000-61, 10000-62, 10000-63, 10000-64, 10000-65, 10000-66, 10000-67, 10000-68, 10000-69, 10000-70, 10000-71, 10000-72, 10000-73, 10000-74, 10000-75, 10000-76, 10000-77, 10000-78, 10000-79, 10000-80, 10000-81, 10000-82, 10000-83, 10000-84, 10000-85, 10000-86, 10000-87, 10000-88, 10000-89, 10000-90, 10000-91, 10000-92, 10000-93, 10000-94, 10000-95, 10000-96, 10000-97, 10000-98, 10000-99, 10000-100.

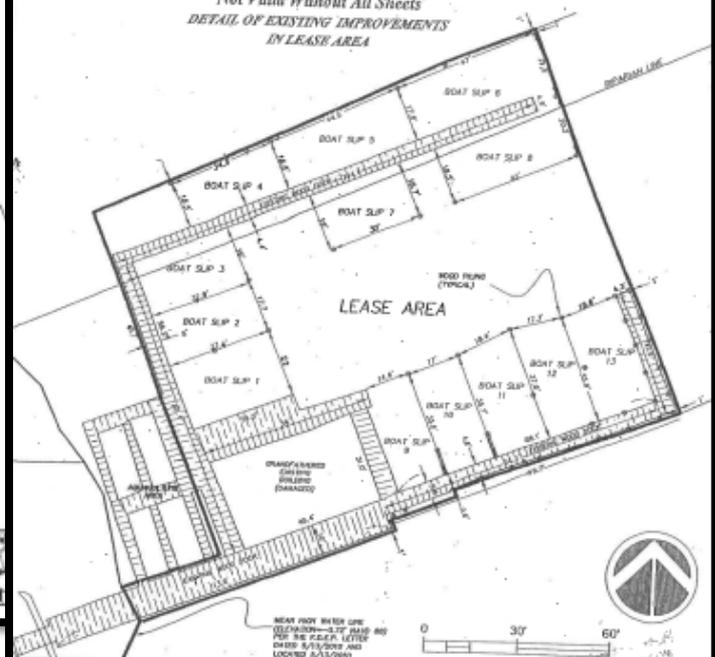
## LEGAL DESCRIPTION OF LAND LEASE

A PORTION OF THE SOUTH 1/2 CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, SUBDIVISION OF DABROWSKI MARINA, IN INDIAN RIVER COUNTY, FLORIDA, AS SHOWN ON PLAT 10000-01, 10000-02, 10000-03, 10000-04, 10000-05, 10000-06, 10000-07, 10000-08, 10000-09, 10000-10, 10000-11, 10000-12, 10000-13, 10000-14, 10000-15, 10000-16, 10000-17, 10000-18, 10000-19, 10000-20, 10000-21, 10000-22, 10000-23, 10000-24, 10000-25, 10000-26, 10000-27, 10000-28, 10000-29, 10000-30, 10000-31, 10000-32, 10000-33, 10000-34, 10000-35, 10000-36, 10000-37, 10000-38, 10000-39, 10000-40, 10000-41, 10000-42, 10000-43, 10000-44, 10000-45, 10000-46, 10000-47, 10000-48, 10000-49, 10000-50, 10000-51, 10000-52, 10000-53, 10000-54, 10000-55, 10000-56, 10000-57, 10000-58, 10000-59, 10000-60, 10000-61, 10000-62, 10000-63, 10000-64, 10000-65, 10000-66, 10000-67, 10000-68, 10000-69, 10000-70, 10000-71, 10000-72, 10000-73, 10000-74, 10000-75, 10000-76, 10000-77, 10000-78, 10000-79, 10000-80, 10000-81, 10000-82, 10000-83, 10000-84, 10000-85, 10000-86, 10000-87, 10000-88, 10000-89, 10000-90, 10000-91, 10000-92, 10000-93, 10000-94, 10000-95, 10000-96, 10000-97, 10000-98, 10000-99, 10000-100.

## LEGAL DESCRIPTION OF LAND LEASE

A PORTION OF THE SOUTH 1/2 CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, SUBDIVISION OF DABROWSKI MARINA, IN INDIAN RIVER COUNTY, FLORIDA, AS SHOWN ON PLAT 10000-01, 10000-02, 10000-03, 10000-04, 10000-05, 10000-06, 10000-07, 10000-08, 10000-09, 10000-10, 10000-11, 10000-12, 10000-13, 10000-14, 10000-15, 10000-16, 10000-17, 10000-18, 10000-19, 10000-20, 10000-21, 10000-22, 10000-23, 10000-24, 10000-25, 10000-26, 10000-27, 10000-28, 10000-29, 10000-30, 10000-31, 10000-32, 10000-33, 10000-34, 10000-35, 10000-36, 10000-37, 10000-38, 10000-39, 10000-40, 10000-41, 10000-42, 10000-43, 10000-44, 10000-45, 10000-46, 10000-47, 10000-48, 10000-49, 10000-50, 10000-51, 10000-52, 10000-53, 10000-54, 10000-55, 10000-56, 10000-57, 10000-58, 10000-59, 10000-60, 10000-61, 10000-62, 10000-63, 10000-64, 10000-65, 10000-66, 10000-67, 10000-68, 10000-69, 10000-70, 10000-71, 10000-72, 10000-73, 10000-74, 10000-75, 10000-76, 10000-77, 10000-78, 10000-79, 10000-80, 10000-81, 10000-82, 10000-83, 10000-84, 10000-85, 10000-86, 10000-87, 10000-88, 10000-89, 10000-90, 10000-91, 10000-92, 10000-93, 10000-94, 10000-95, 10000-96, 10000-97, 10000-98, 10000-99, 10000-100.

## Boundary Survey for Submerged Land Lease at Dabrowski Marina Indian River County, Florida Not Valid Without All Sheets DETAIL OF EXISTING IMPROVEMENTS IN LEASE AREA



Sheet 7 of 7

Drawn by: C.J.G. Checked by: DMT File name: 6483 Date: 07/17/08 Scale: 1"=30' Drawing No: 6483.DWG

**Masteller, Moler, Reed & Taylor, Inc.**  
PROFESSIONAL SURVEYORS AND MAPPERS

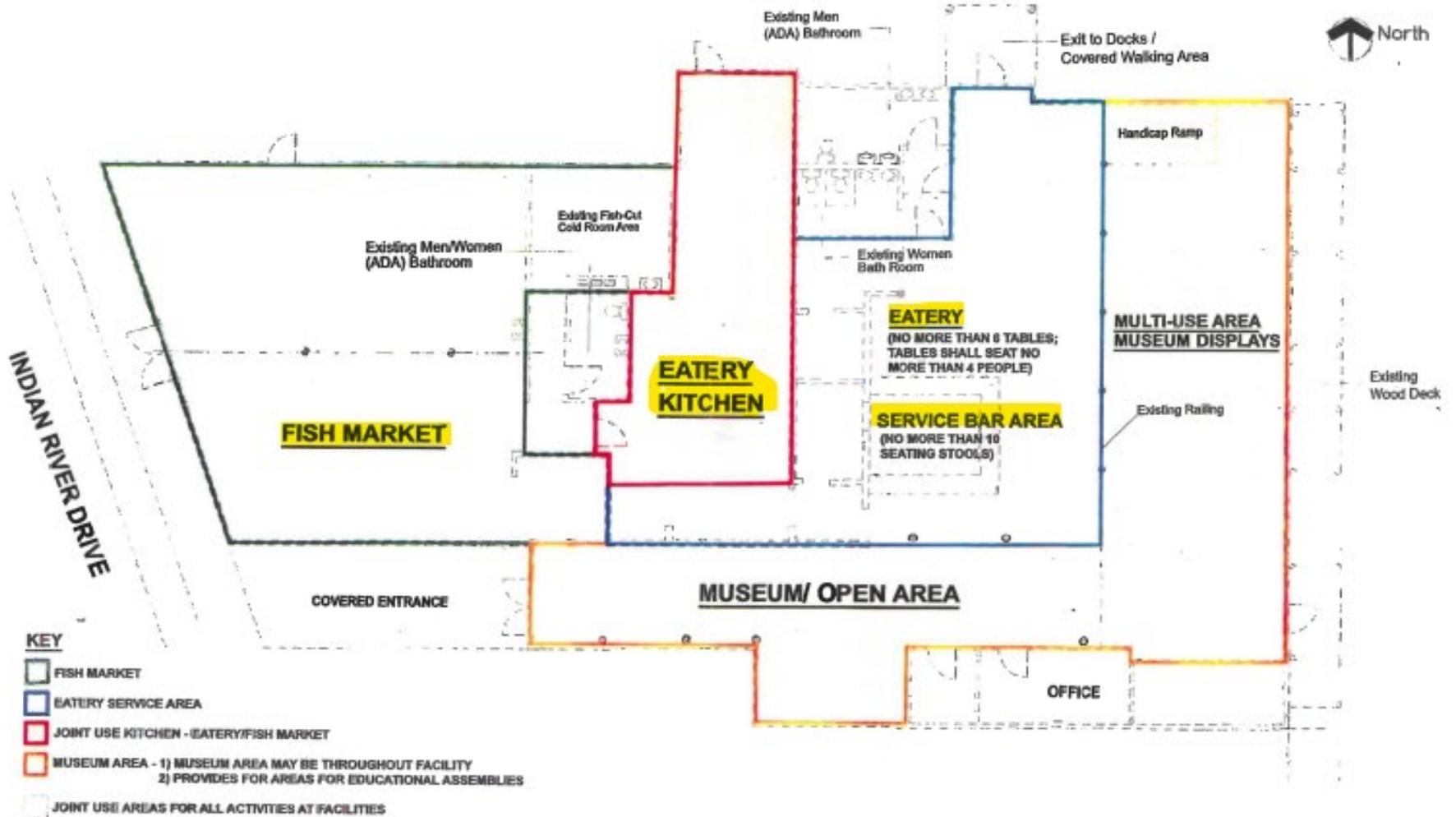
LAND SURVEYING BUSINESS #4664  
1855 27th Street, Suite 2 Vero Beach, Florida 32980  
Phone: (772) 564-8050 Fax: (772) 794-0547

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL TRUST SEAL OF A LICENSED SURVEYOR AND MAPPER.  
*David Taylor*  
DAVID TAYLOR, P.E.S., 0243

- ### ABBREVIATIONS AND SYMBOLS
- 1"=30'
  - 1"=60'
  - 1"=120'
  - 1"=240'
  - 1"=480'
  - 1"=960'
  - 1"=1920'
  - 1"=3840'
  - 1"=7680'
  - 1"=15360'
  - 1"=30720'
  - 1"=61440'
  - 1"=122880'
  - 1"=245760'
  - 1"=491520'
  - 1"=983040'
  - 1"=1966080'
  - 1"=3932160'
  - 1"=7864320'
  - 1"=15728640'
  - 1"=31457280'
  - 1"=62914560'
  - 1"=125829120'
  - 1"=251658240'
  - 1"=503316480'
  - 1"=1006632960'
  - 1"=2013265920'
  - 1"=4026531840'
  - 1"=8053063680'
  - 1"=16106127360'
  - 1"=32212254720'
  - 1"=64424509440'
  - 1"=128849018880'
  - 1"=257698037760'
  - 1"=515396075520'
  - 1"=1030792151040'
  - 1"=2061584302080'
  - 1"=4123168604160'
  - 1"=8246337208320'
  - 1"=16492674416640'
  - 1"=32985348833280'
  - 1"=65970697666560'
  - 1"=131941395333120'
  - 1"=263882790666240'
  - 1"=527765581332480'
  - 1"=1055531162664960'
  - 1"=2111062325329920'
  - 1"=4222124650659840'
  - 1"=8444249301319680'
  - 1"=16888498602639360'
  - 1"=33776997205278720'
  - 1"=67553994410557440'
  - 1"=135107988821114880'
  - 1"=270215977642229760'
  - 1"=540431955284459520'
  - 1"=1080863910568919040'
  - 1"=2161727821137838080'
  - 1"=4323455642275676160'
  - 1"=8646911284551352320'
  - 1"=17293822569102704640'
  - 1"=34587645138205409280'
  - 1"=69175290276410818560'
  - 1"=138350580552821671040'
  - 1"=276701161105643342080'
  - 1"=553402322211286684160'
  - 1"=1106804644222573372320'
  - 1"=2213609288445146744640'
  - 1"=4427218576890293489280'
  - 1"=8854437153780586978560'
  - 1"=17708874307561173957120'
  - 1"=35417748615122347914240'
  - 1"=70835497230244695828480'
  - 1"=141670994460489391656960'
  - 1"=283341988920978783313920'
  - 1"=566683977841957566627840'
  - 1"=1133367955683915133255680'
  - 1"=2266735911367830266511360'
  - 1"=4533471822735660533022720'
  - 1"=9066943645471321066045440'
  - 1"=18133887290942642132090880'
  - 1"=36267774581885284264181760'
  - 1"=72535549163770568528363520'
  - 1"=145071092327541137056727040'
  - 1"=290142184655082274113454080'
  - 1"=580284369310164548226908160'
  - 1"=1160568738620329096453816320'
  - 1"=2321137477240658192907632640'
  - 1"=4642274954481316385815265280'
  - 1"=9284549908962632771630530560'
  - 1"=18569099817925265543260661120'
  - 1"=37138199635850531086521322240'
  - 1"=74276399271701062173042644480'
  - 1"=148552798543402124346085288960'
  - 1"=297105597086804248692170577920'
  - 1"=594211194173608497384341155840'
  - 1"=1188422388347216994768682311680'
  - 1"=2376844776694433989537364623360'
  - 1"=4753689553388867979074729246720'
  - 1"=9507379106777735958149484493440'
  - 1"=19014758213555471916298968986880'
  - 1"=38029516427110943832597937973760'
  - 1"=76059032854221887665195875947520'
  - 1"=152118065708443775330391751895040'
  - 1"=304236131416887550660783503790080'
  - 1"=608472262833775101321567007580160'
  - 1"=1216944525667550202643134015160320'
  - 1"=2433889051335100405286268030320640'
  - 1"=4867778102670200810572536060641280'
  - 1"=9735556205340401621144572121282560'
  - 1"=1947111241068080324228944244255040'
  - 1"=3894222482136160648457888488510080'
  - 1"=7788444964272321296915776977020160'
  - 1"=15576889324544645938231553954040320'
  - 1"=31153778649089291876463107908080640'
  - 1"=62307557298178583752926215816161280'
  - 1"=12461511459635716750585243163222560'
  - 1"=24923022919271433501170486326445120'
  - 1"=49846045838542867002340972652890240'
  - 1"=99692091677085734004681945305780480'
  - 1"=1993841833541714680936389066115560960'
  - 1"=39876836670834293618727781322311360'
  - 1"=79753673341668587237455562644622720'
  - 1"=159507346683337174474911135289244480'
  - 1"=31901469336667434894982227057848960'
  - 1"=63802938673334869789964454115697920'
  - 1"=127605877346689739579928908231395840'
  - 1"=255211754693379479159857816462791680'
  - 1"=510423509386758958319715632925583360'
  - 1"=1020847018773517916639431265851166720'
  - 1"=2041694037547035833278862531702333440'
  - 1"=4083388075094071666557725063404666880'
  - 1"=8166776150188143333115451126809333760'
  - 1"=16333552300376286666230902253618667520'
  - 1"=32667104600752573332461804507237335040'
  - 1"=65334209201505146664923609014474670080'
  - 1"=13066841840301029332984721802894340160'
  - 1"=26133683680602058665969443605788680320'
  - 1"=5226736736120411733193888721157756666640'
  - 1"=1045347347224082346638777744235513333280'
  - 1"=2090694694448164693277555488471026666560'
  - 1"=418138938889632938655511113694433331120'
  - 1"=836277877779265877311022227388866662240'
  - 1"=167255575555853174462204444477773333440'
  - 1"=33451115111170634892448888955546666880'
  - 1"=66902230222341273848897777911133331760'
  - 1"=13380446044468254769779555822266663520'
  - 1"=26760892088936509539559111644533337040'
  - 1"=5352178417787301907911822328966640960'
  - 1"=10704356835574603815823644657933381920'
  - 1"=214087136711492076316472893158666363840'
  - 1"=428174273422984152632945786317332727680'
  - 1"=856348546845968305265891572634665455360'
  - 1"=1712697093691936610531783145269311066720'
  - 1"=34253941873838732210635662905386221333440'
  - 1"=68507883747677464421271335810772442666880'
  - 1"=13701576749535492884254667162154489333760'
  - 1"=2740315349907098576850933524228988667520'
  - 1"=5480630699814197153701867048457977335040'
  - 1"=10961261399628394307403734096915954670080'
  - 1"=21922522799256788614807468193831909338160'
  - 1"=43845045598513577229614936387663818733280'
  - 1"=876900911970271544592298727753273666560'
  - 1"=1753801823940543089184597455506473331120'
  - 1"=3507603647881086178369194911012846662240'
  - 1"=7015207295762172356738389822025693344480'
  - 1"=14030414591524344713476779644051866688960'
  - 1"=280608291830486894269535592881033377920'
  - 1"=561216583660973788539071185762066755840'
  - 1"=1122433167321947577078142315541333511680'
  - 1"=224486633464389515415628463108666713333280'
  - 1"=44897326692877903083125692621733342666560'
  - 1"=89794653385755806166251384243466753331120'
  - 1"=1795893067715116123325027244869336662240'
  - 1"=35917861354302322466505448897386675333440'
  - 1"=718357227086046449330109797947733666880'
  - 1"=1

# Crabby Bills Lease Space

Attachment 5 - Hurricane Harbor  
Operational Floor Plan





- Hurricane Harbor is listed on the state registry of historic places, not a historic structure.
- 105 parking spaces on west side with handicap parking north of building
- Facility to host demonstrations and educational events about commercial fishing history and trades
- The fish market/eatery will provide limited food service of Florida seafood

5. One of the existing buildings on the project site will be used as a working waterfront building and the other as an educational site highlighting the cultural and historic heritage of Florida's traditional Working Waterfronts.

6. Permanent structured displays of artifacts and other items shall be provided that provides information about the economic, cultural or historic heritage of Florida's traditional Working Waterfronts.

7. Interpretive kiosk or signs shall be provided that educate the public about the economic, cultural, or historic heritage of Florida's traditional Working Waterfronts.

# Fisherman's Landing Sebastian, Inc. Lease

2. **LEASED PREMISES.** LESSOR hereby leases unto LESSEE the following premises:

- A. Uplands property and submerged land lease property located at 1532 Indian River Drive, legally described in Exhibit "D" attached hereto and incorporated herein. A location map, depicting both parcels, is attached hereto as Exhibit "E".
- B. All the parking spaces located in the southern one-third (1/3) of the parking lot located on the west side of Indian River Drive, being a part of Lot 3, Block 2 of Middleton's Subdivision of the City of Sebastian as per Plat Book 2 Page 56 . Parking spaces are shown on Exhibit "F".
- C. Restroom Facilities: LESSEE shall have a non-exclusive right of use and access to the restrooms at 1540 Indian River Drive during operating hours of the 1540 Indian River Drive facility. The aforementioned restroom access shall satisfy City of Sebastian's restroom code requirements for the operation and development of the facilities at 1532 Indian River Drive.

3. **PURPOSE.** The LESSEE shall use the Leased Premises solely and exclusively for providing its members a commercial fishing dock, an off-loading fish packing facility, aquaculture, fundraising, special events and other uses that may support the commercial fishing industry as described herein in accordance with the Management Plan.





# Fisherman's Landing Sebastian, Inc. 2020

