

# CARRABELLE WATERFRONT PARTNERSHIP

## CHARTING THE COURSE FOR THE CARRABELLE WATERFRONT

### Vision and Implementation Plan AUGUST 2008

The Carrabelle Waterfront Partnership is a program of the City of Carrabelle,  
Managed by Carrabelle CARES, a local 501(c) (3) non-profit.

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## **Acknowledgements**

The City of Carrabelle and Carrabelle CARES undertook this project to help the public and private sectors create a vision for the Carrabelle waterfront, framing a plan to bring that vision to life through the Carrabelle Waterfront Partnership.

We wish to thank the over 843 Carrabelle area residents and visitors who contributed to the development of this vision, *Charting the Course for the Carrabelle Waterfront*. We also thank all those who took leadership and sustaining roles in this important effort.

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**City Liaison:** Ray Tyre & John McInnis

### **Staff:**

Tamara Allen, Program Manager and Georgia Russell, Office Manager

### **Photographers:**

Steve Allen, Skip Frink, Rod Gashe, Georgia Russell and Tom Kelly

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# ***Charting A Course for the Carrabelle Waterfront: The Community's Vision and Implementation Plan***

## **Executive Summary**

### **Background**

150 members of the community and guests celebrated Carrabelle's designation as a Waterfronts Florida Partnership Community in July 2008. This designation followed months of preliminary groundwork by the Friends of the Carrabelle Waterfront who worked with the City of Carrabelle and Carrabelle CARES, a local non-profit organization, to do the research, gather community input, support and write the application that would lead to this important designation. The City named the Carrabelle CARES program manager to the lead position of the Carrabelle Waterfront Partnership (CWP) when the Department of Community Affairs (DCA) awarded the contract.

The result of the first year's work is a vision and implementation plan describing what path community residents and other participants want to see Carrabelle choose for their future development course, including a practical course of action that can help the community bring that vision to life.

In partnership with Carrabelle as a designated Waterfronts Florida Partnership community, DCA is committed to helping identify the information, the experts and the support to bring this local community-created plan to life. The Waterfronts Florida Program asks the community to address four goals; at the direction of the steering committee, CWP has separated environmental and historical resources and added a fifth goal.

1. Provide Public Access to the Waterfront
2. Protect and Preserve Environmental Resources
3. Protect, Preserve and Enhance Historical and Cultural Resources
4. Prevent Losses from Disasters
5. Enhance the Waterfront Economy

## **Vision of the Partnership and Community**

Carrabelle is a community that cares about our neighbors and our environment. We are committed to protecting, preserving, promoting and enhancing:

- Our cultural and historical resources
- Our waterfront environment
- Our aquatic ecosystem
- Our access to the waterfront
- Our unique history, character and sense of community

We are equally committed to:

- Working to sustain marine industries and
- Enhancing public safety and
- Creating an environment for economic growth and prosperity

## **Mission of the Partnership**

The Carrabelle Waterfront Partnership's mission is to serve as a convener, coordinator, facilitator and consensus builder for activities that promote the preservation of Carrabelle's natural and historic resources as well as to encourage and support responsible development within the boundaries of the designated Carrabelle Waterfront Florida (CWP) area.

Activities of the Partnership will include:

- Engage the community in planning for the waterfront and its future
- Attract technical assistance and resources to help the community meet its needs in cooperation with the City's Comprehensive Plan.
- Promote a working waterfront and encourage sustainable marine businesses
- Preserve the history, character and identity of the area.
- Help businesses and individuals plan, prepare for and recover from disasters

## **The Partnership: Leadership and Team Work**

The Partnership provides leadership to the program and accomplishes its work through five committee teams: Public Access, Historical and Cultural Preservation, Environment Protection and Preservation, Hazard Mitigation and Revitalizing the Waterfront Economy. Nearly four-dozen dedicated individuals have contributed actively to the work of these five teams, meeting monthly in public venues following publicized schedules.

Carrabelle CARES serves as the manager of the program. Tamara Allen is the CWP Program Manager. A regional area senior work experience program funds the position of CWP Office Manger, held by Georgia Russell.

## **The Approach**

The Partnership has created successful public input opportunities, inviting all to identify what Carrabelle residents like about their community, what they want to see in the future and equally important, what they do not want to have happen. More than 843 individuals have actively participated in this process. (Carrabelle's population is 1291.)

Strategic priorities included the July 2007 celebration that featured information kiosks and public as well as private opportunities to share hopes and wishes. The CWP held an art contest for middle and high school students on "How I want to see the Carrabelle Waterfront". There were three (3) town hall meetings. Five different surveys were created, including one mailed to 360 individuals on city water service, an "around the town" survey inviting individuals who were at the waterfront venue to participate, a user survey conducted at boat ramps and a comprehensive display and discussion booth event at the annual Carrabelle Waterfront Festival which resulted in more than 75 one-on-one interviews completed. Over 500 individuals completed one of the five surveys distributed by the CWP.

The CWP consulted with the University of Florida Law Project on possible policy considerations and the 1000 Friends of Florida on the effects of diminishing natural resources on small coastal communities.

## **Top Priorities**

It is vitally important to note that **100%** of the individuals participating in surveys **agreed** that **the waterfront is most critical** to the character of Carrabelle.

In other surveys, interviews and discussions, the following issues, which often crossed over parameters of team lines, were identified:

- Preserve commercial seafood industry, including three of the top priorities from the town hall meeting.
- Maximize public parking and restrooms to facilitate use of newly developed wharf and public access facilities.
- Successfully balance public access and environmental impacts.
- Preservation of Carrabelle's successful waterfront economic history while creating new cultural experiences.
- Re-energize and revitalize the traditional working waterfront, while complimentary new business enterprises are encouraged and promoted.
- Protection and mitigation for the city, its citizens, resources and waterfront in the event of natural or man-made disasters.

In the second town hall meeting, 24 participants ranked team priorities. The top three priorities focused on the 1.) development and 2.) funding of a wharf that could provide both public and commercial dock space, specifically for the use of the area's commercial seafood industry. Equally important to the community was the need for 3.) public parking to help maximize the use of publicly owned property.

Other priorities included: the creation of a working shrimp boat exhibit for educational purposes, expansion of the waterfront district boundaries to include waterfront access at public road ends, preservation of historic structures within the waterfront district, the promotion of new artistic and cultural activities and experiences in those historic venues as well as the acquisition and reclamation of the Frog Pond wetland on 30-A.

### **AN OVERVIEW: VISION PLAN GOALS, OBJECTIVES AND STRATEGIES**

Each team has developed goals, objectives and strategies specific to their focus areas. These goals target the protection, preservation and enhancement of the environmental, historical and cultural resources. These goals ensure the public's rights to public waterfront access while attempting to reduce the community and environment's vulnerability to natural hazards and their aftermath, including such disasters as hurricanes, flooding and fire, as well as man-made accidents like fuel, chemical or oil spills in local waters.

Objectives are targeted to help the community meet their self-determined goals. Each team then identified strategies for the implementation phase of the project. Some were begun and successfully completed during the first grant year. Some are currently funded; work has not yet begun. Others have been identified but various aspects must be researched, with feasibility determined and potential funding sources identified. With the support of City leadership, additional grants will be written and funds solicited.

To date, the Partnership has secured \$150,000 of funding for projects as recommended by local and community CWP teams.

#### **Projects funded and completed or currently under construction:**

##### **10th Street South East Stormwater Project.**

Following completion of the City's first Stormwater Management plan, a \$800,000 Florida Forever grant was awarded to the City of Carrabelle by the Northwest Florida Water Management District in order to restore and enhance this critical stormwater basin outlet. This outflow serves as a major stormwater component of the northern and eastern portions of the city, generating nearly one-half of the stormwater flows.

### **Carrabelle Wharf Project**

Carrabelle's Community Redevelopment Area (CRA) funds in the amount of \$454,000 are being used to construct double boat ramps, a staging dock, a fish cleaning station and general parking and site improvements. Completion of this project late in 2008 will return important public access to the City's main waterfront street.

### **Waterfront Dock Improvement Project**

The City made \$30,000 worth of improvements to the Waterfront Partnership dock and office (Coast Guard Dock on Marine Street) in conjunction with Franklin County Tourist Development infrastructure tax funding.

### Projects that are funded but have not yet begun:

- **Carrabelle Wharf Enhancement Projects**

The Carrabelle Waterfront Partnership has been awarded a \$50,000 grant under the Coastal Partnership Initiative. Grant funds will allow enhancements to the Carrabelle Wharf Project including accessible dockage and fish cleaning station, seagrass restoration and educational information kiosk.

- **Historical Survey and Inventory of Historical and Cultural Resources**

The CWP steering committee successfully applied for a Department of State, Historic Preservation Division grant of \$50,000 to contract with a professional historian to survey and inventory historic and cultural resources within the City.

- **Apalachicola National Estuarine Research Reserve**

The City of Carrabelle is negotiating a long-term management lease for portions of ANERR land extending from Postum Bayou to Carrabelle Beach. This opportunity was initiated through the "Charting the Course" activities held by the Carrabelle Waterfront Partnership environmental team.

### Projects which are proposed, with feasibility, priority and funding to be determined:

- **Commercial City Landing Facility Project**

The CWP Steering Committee is seeking funding for the purchase and restoration of the property previously known as "Sessions/Crum's Fish House" (including a deteriorated but existing commercial dock) located on Carrabelle's historic Marine Street. This site can be restored to a commercial landing facility for the working waterfront, and may be used as dockage for a proposed educational shrimp boat exhibit.

- **Gulf Avenue Frog Pond Conservation Park**

The Waterfront Steering Committee initiative is seeing acquisition funding for purchase, and restoration monies to help provide public access and a potential nature center at the environmentally deteriorated area known as the "Frog Pond" at Gulf Avenue and 12th Street, located on the Big Bend Scenic Byway.

- **Three Rivers Road Launch Project**  
The CWP is investigating possible improvements to this public access site such as a launch point for canoes, kayaks and other small boats.
- **Street End View Sheds**  
Development or protection of street end offers a potential public scenic access point for the city residents and visitors. No specific plans have been made at this time.

The chart included in the Appendix as Attachment A, “City of Carrabelle Projects and Proposals”, outlines the 18 strategies that are currently underway or are funded and will begin soon.

### **Community Involvement in the Revitalization of the Carrabelle Waterfront**

During the first year of the Carrabelle Waterfront Partnership (July 2007 to August, 2008) the community of Carrabelle mustered a great deal of energy to “*Chart a Course for the Carrabelle Waterfront*”. This vision plan is the results of the discussions and ideas contributed by over 843 Carrabelle area residents and visitors on the four priority topics outlined in our Waterfronts Florida Partnership Program designation from the Department of Community Affairs, as well as a fifth priority demanded by the Carrabelle public.

This Vision and Implementation Plan outlines the proposed work plan of the Carrabelle Waterfront Partnership for the second year of the grant award, from July 2008 to August 2009 and beyond.

During the past year, the Carrabelle Waterfront Partnership has attracted \$150,000 in grant funds to our City. In addition 343 volunteers have worked for 12 months and donated 21898.5 hours of their time to the CWP. The value of that volunteer time is estimated to exceed \$44,965. In addition, the City of Carrabelle has directly contributed to the revitalization of the waterfront by restoring the hurricane-damaged former Coast Guard dock and building into the newly- renovated CWP waterfront office and dock. The City utilized \$275,424 in CRA and other public funds toward construction of a double lane boat ramp and improved access. In addition, private dollars totaling \$19,079 have also been added to the overall improvements in the waterfront district through donations to veteran’s park in the Waterfront District.

The first public Town Hall meeting was held on January 24, 2008 to provide basic information about the Partnership and to invite people to join the working teams. Over 50 people attended. Carrabelle area volunteers formed five teams that covered the four DCA Goals as specified in the grant. Then the environmental and historical preservation group split into two teams for that goals deemed important by local volunteers. Each of the five issues, i.e. Environment, Hazard Mitigation, Historical/Cultural, Public Access and Revitalizing the Waterfront chose leaders and planned meeting schedules.

The teams conducted research using five different surveys, reaching over 500 individuals, to determine wishes and wants of Carrabelle area residents. Monthly team and steering committee meetings coordinated input.

The Second Town Hall meeting held on March 27, 2008 allowed volunteers to engineer the CWP vision statement and to formalize public priorities. Twenty four (24) people actively participated. Each team then drafted recommended goals, objectives and refined the strategies to be considered for each of the five priority topics.

The Third Town Hall meeting was held on June 17, 2008 to reach consensus on the final draft report that was to be presented to the City Commission. Over 30 people were involved in this meeting. The resulting vision statement and implementing strategies were created and driven by the citizens of Carrabelle for their waterfront.

With the continued support of the City Commission, the Carrabelle Waterfront Partnership will continue to work in year two of the program to implement the proposed plan and to seek resources for community projects as selected from the plan. The CWP will continue implement this plan setting priorities and choosing anticipated deadline dates for completion of the program of work determined throughout this planning process. This plan will guide the work for the second year of the Waterfront Partnership grant.

It is understood that the City Commission's adoption of this draft plan does not commit the City to any specific strategies that may require additional funding. All suggestions for proposed projects will be presented to the City Commission before grant proposals are submitted. The CWP will serve as the agent to seek and/or coordinate potential funding and grants from state and federal agencies and private foundation.

As residents completed surveys, spoke up at meetings and stopped by the Waterfront Office to comment about their ideas for the vision of Carrabelle, a clear picture of what they did not want emerged. They want Carrabelle to look like Carrabelle. Not Destin or Panama City Beach. They do not want high-rise buildings or big box stores. They want to see the existing condo's sold and filled before building more. They want property appraisals that make sense and no huge flood insurance premiums. They do not want trash, garbage, abandoned boats, derelicts or polluted water in the river or along the waterfront. They do not want to see the historical structures in Carrabelle destroyed.

The draft Vision Plan was made widely available and circulated to all interested members of the public by the CWP. Public comments were received from July 3 to July 13, then the program manager held a workshop for the city commissioners and the members of the planning and zoning board on July 17, 2008. After reviewing the comments and suggestions made by City leaders, Carrabelle citizens and the Department of Community Affairs, the Waterfront Partnership developed a final vision and implementation plan, "Charting the Course for the Carrabelle Waterfront."

Following preparation of that document, it was adopted by the City Commission and submitted to the Department of Community Affairs. During the second and final year of the DCA grant, Carrabelle will move forward to select and develop feasibilities and funding opportunities for the strategies and projects identified in the approved plan.

## **Mission and Vision**

The mission of the Carrabelle Waterfront Partnership was developed by the Steering Committee and approved by those present at the June Town Hall Meeting.

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### **The Mission**

To serve as a convener, coordinator and consensus builder for activities that promote the preservation of Carrabelle's natural and historic resources and the responsible development of the Carrabelle Waterfront.

Activities of the Partnership will:

- Engage the community in planning for the waterfront and it's future
- Attract technical assistance and resources to help the community meet its needs in alignment with the comprehensive plan
- Preserve natural, historic and environmental resources
- Promote a working waterfront and sustainable marine and marine-dependent businesses
- Help businesses and individuals plan, prepare and recover from disasters
- Preserve the history, character and identity of the area

The keystone of the waterfront revitalization efforts in Carrabelle is summarized in the following vision developed over two years through consensus by the volunteers who have helped to Chart the Course for the Carrabelle Waterfront. The Carrabelle Waterfront Partnership served as the Steering Committee for the visioning process outlined in detail in the Appendix beginning on page 2. All of the final goals, objectives and strategies, along with the mission and vision, evolved from research, survey results and group consensus gathered through teamwork and town hall meetings.

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### **Carrabelle's Vision**

The Carrabelle community cares about our neighbors, our town and our environment.

We are committed to protecting, preserving, enhancing and promoting:

- Our cultural and historical resources
- Our waterfront environment
- Our aquatic ecosystem
- Our access to the waterfront
- Our sense of unique character and community
- We are equally committed to:
  - Working to sustain and encourage marine industries
  - Enhancing public safety
  - Creating an environment for economic growth and prosperity

## **Introduction**

Carrabelle is rich in waterfront history and culture. Centuries before commercial shipping, WWII Camp Gordon Johnston and the railroad put Carrabelle on the map, native peoples harvested abundant seafood from pristine rivers and the gulf. Protective barrier islands created the perfect environment for their handmade shallow draft boats. Indians mounds still exist here.

The City was founded in the 1870's, and formally chartered in 1893. Long before traditional roads were built, the railroad terminus shipped lumber and naval stores while large ships served the area's only natural deep-water port. Ship captains built homes on the highest elevations to keep watch; several remain in accelerating conditions of disrepair.

The 1930's brought the roads, visitors and tourists. The abundance of seafood, good transportation systems and the availability of commercial ice (the first ice machine was invented in Franklin county) created an economic boom in the commercial seafood industry.

During the early days of World War II, German U-Boats operated in the Gulf of Mexico. Carrabelle became an important port for shipping of oil to Europe from Texas through the Intercoastal Waterway to Jacksonville.

The WWII home of "Camp Carrabelle" (renamed Camp Gordon Johnston in 1943) trained hundreds of thousands of soldiers for amphibious service, housed support staff and later served as a prisoner-of-war camp.

In the 1950's, Carrabelle was called the "party boat capitol" of northwest Florida. However, the last decades have seen a steady decline in traditional economies. Net bans and increasing regulation dealt a severe blow to the commercial shrimping and fishing industries. Fuel costs and foreign seafood competition have further threatened the historic water-dependent economy.

The real estate boom of the early 2000's saw explosive growth and local land prices skyrocket. Developers and speculators maximized both impacts and returns on the limited water frontages. The resulting collapse left new buildings empty and developments unbuilt. Property devaluations further resulted in more devastating economic impacts to the Carrabelle way of life.

## **History of the Carrabelle Area**

Carrabelle is located on St. James Island, in Franklin County, Florida. The Crooked River, Ochlocknee River, the New River and the Carrabelle River flow south, past the important Timber Island parcel, into St. George Sound and then into the Gulf of Mexico. To the City's north and west is the infamous Tate's Hell Swamp and Forest. Both fresh and salt waters surround this historic waterfront municipality, which was incorporated in 1893. Water has been, and continues to be, the lifeblood of this long-lived community.

The River is highlighted in such special events as the annual spring *Riverfront Festival* and the Christmas *Holiday on the Harbor* celebrations. It is commemorated in the town's original name of "Rio Carrabella". Spanish slavers, pirates and smugglers used the waters for their own nefarious purposes long before the Civil War. Major storm surges and numerous hurricanes had long-lived impacts on the area's continuing development. Following the 1899 storm, for example, only nine homes remained standing. It is reported that a meeting of those finding shelter from the 1823 hurricane at the mouth of the Crooked River led to the designation of Tallahassee as the territory capital. Water was the reason for the location here of Camp Carrabelle (later renamed Camp Gordon Johnston) to train amphibious soldiers for the D Day WWII beachfront combat. More than a quarter million soldiers passed through the area waterfront during those few years. Construction and government money helped the City recover from the Depression.

The private, public and commercial properties along the Carrabelle Riverfronts represent significant cultural, economic and historic assets, which must be considered in the development as well as the preservation, protection and promotion of this valuable resource. For example, the area seaward of US 98 has special importance in the future implementation of the City's first-ever master storm water plan, carefully devised to manage polluting runoffs. Diverse and unique features plus challenges and opportunities give impetus to the importance of careful planning for growth, density and development along the Carrabelle Waterfront shores.

A large section of the important Timber Island area was designated as a Development of Regional Impact in 1986 when the Carrabelle Port Authority was established for development purposes. A plan for an industrial seafood park to serve the commercial fishing industry was initiated, but never implemented. The State of Florida then sold that same land to the St. Joe Company, which gained permits for a large resort development complex. On the west end of the Highway 98 Bridge at Timber Island is the Carrabelle Boat Club, a dockminium ownership and rental facility that annually hosts the economically important Big Bend Saltwater Classic. In addition, the developing area includes a mix of high density, luxury residential and commercial usage. Although most of the residential structures have not been built as yet, permits have been granted and water/sewer taps have been paid, with infrastructure installed to the area. Timber Island accounts for nearly half of the Carrabelle River waterfront; all owners are important community partners to be included in the planning for the area.

## **Waterfront District**

The Waterfronts district is bounded on the northern edge of US 98 by NE Ave C and encompasses the majority of the 2020 Comprehensive Plan Future Land Use commercial area which enhances the newly designated Big Bend Scenic Byway US 98 corridor. The district also includes an extensive portion of the Carrabelle Redevelopment Area (CRA) along the Carrabelle River and some historic homes and buildings to the east and northeast. On the east end of this section of the waterfront, the intersection of CR 67 (Tallahassee Street) and US 98 frame the bend of the Carrabelle River as she flows toward the sea. This important intersection is truly the heart of the Carrabelle community today. The Carrabelle Post Office, the Carrabelle Chamber of Commerce as well as the world's smallest police station – which was featured on the Johnny Carson show and is a magnet for tourist photographers - a unique seafront gift shop, a bait shop and a local coffee shop are easily found within a short walk from this heart of town at the River's bend. Several working shrimp boats can still be seen at this junction, and the newest restaurant, located near that corner, is called "The Fisherman's Wife".

Another important part of the Waterfront Partnership District is a few blocks south on Marine Street and US 98. The CRA widens to include the buildings and homes which have survived storms and fire, and stand as testimony to Carrabelle's hard life along the River. The WWII Camp Gordon Johnston Museum anchors Marine Street at the corner where City Hall and the Police Station are also housed in historic buildings. East of Marine Street, a few remnants of homes remain from Carrabelle's rich maritime past, serving as backdrop to the waterfront area.

Near the end of Marine Street, adjacent to the deepest cut in the River, is one of the last remaining shrimp processing facilities operating under traditional family ownership, serving as an important reminder of Carrabelle's active fishing past. Over 1100 feet of adjacent waterfront property is owned by the city, and represents the only substantial waterfront land block held in the public domain. This area currently includes a city park and pavilion, and is undergoing re-development with a double boat ramp and enriched services to enhance public access to the water. Historic pictures from the Florida archives reveal this to be the site of the City's most important and industrious Maritime activities, including turpentine, lumber and flour shipping across the world.

In addition to being a natural deep-water port at the eastern end of the Intercoastal Waterway and the only deepwater port between the Panhandle and the mid Florida cities of Tarpon Springs and Tampa, this historic location was also the southernmost terminal for the Georgia Florida and Alabama Railroad. Older citizens remember the daily arrival of the train, which delivered mail, passengers, tourists and supplies as the highlight of life in early Carrabelle. Ships and trains to and from this exact location were used to transport Carrabelle's abundance of seafood, lumber, sponges and other commodities to destinations around the world. This "downtown" historic area continues to offer the strongest connections to the culture and history of Carrabelle's traditional working waterfront area.

Extending past the CRA and the Carrabelle River, the Waterfronts Partnership District will also include the portion of the City adjacent and to the south of US 98. The community considers this an important but almost-secret section of the waters' edge. The freshwater Carrabelle River becomes the protected salt waters of St. George's Sound. Several archeological sites, together with an environmentally sensitive area known by locals as the "Frog Pond," follow a coastline-hugging section of county road (C30-A/Gulf Avenue). This rustic roadway has also been designated as part of the Big Bend Scenic Byway. Several potential public access points extending from the City's grid of streets terminate along this scenic stretch and provide view sheds and access to the water for shore-fishing, canoe and kayak launching and marine wildlife-watching. These compelling views of the bay are considered a significant attraction to the Carrabelle area and we appreciate that Carrabelle is fortunate to be the beneficiary of many such unique and diverse areas where the land meets the water.

The following is a map of the original Carrabelle Waterfront District described in the application. Red line indicates WF District, dotted line is city limits.

(See Page 16)

### **Waterfront District Boundary**

The Carrabelle Waterfront Partnership originally established the boundaries of the Waterfront District to follow the Carrabelle River shoreline from the Tillie Miller Bridge and the mouth of the river. After the Public Access team reviewed all of the city-owned property for potential access points, they suggested that the Steering Committee expand the original boundaries to include additional area up river from the bridge. The City Commission approved this enhancement and on April 15, 2008, a letter was also sent to DCA requesting approval of this expanded boundary. Approval for the boundaries' change was given, and the final description of the Carrabelle Waterfront Florida Partnership District follows:

"The areas of Timber Island, west of the river; the area extending from US 98 up the east side of Ryan Drive to the City Limits and following the riverfront back down stream; the commercially-zoned area north and west of US 98 and CR67, the historical assets and traditional waterfront area extending down Marine Street and those ancillary facilities to the east, including the designated scenic waterfront area of St. George Sound are all within the newly expanded district."

(See Page 17)

# Carrabelle Waterfront Partnership Boundary

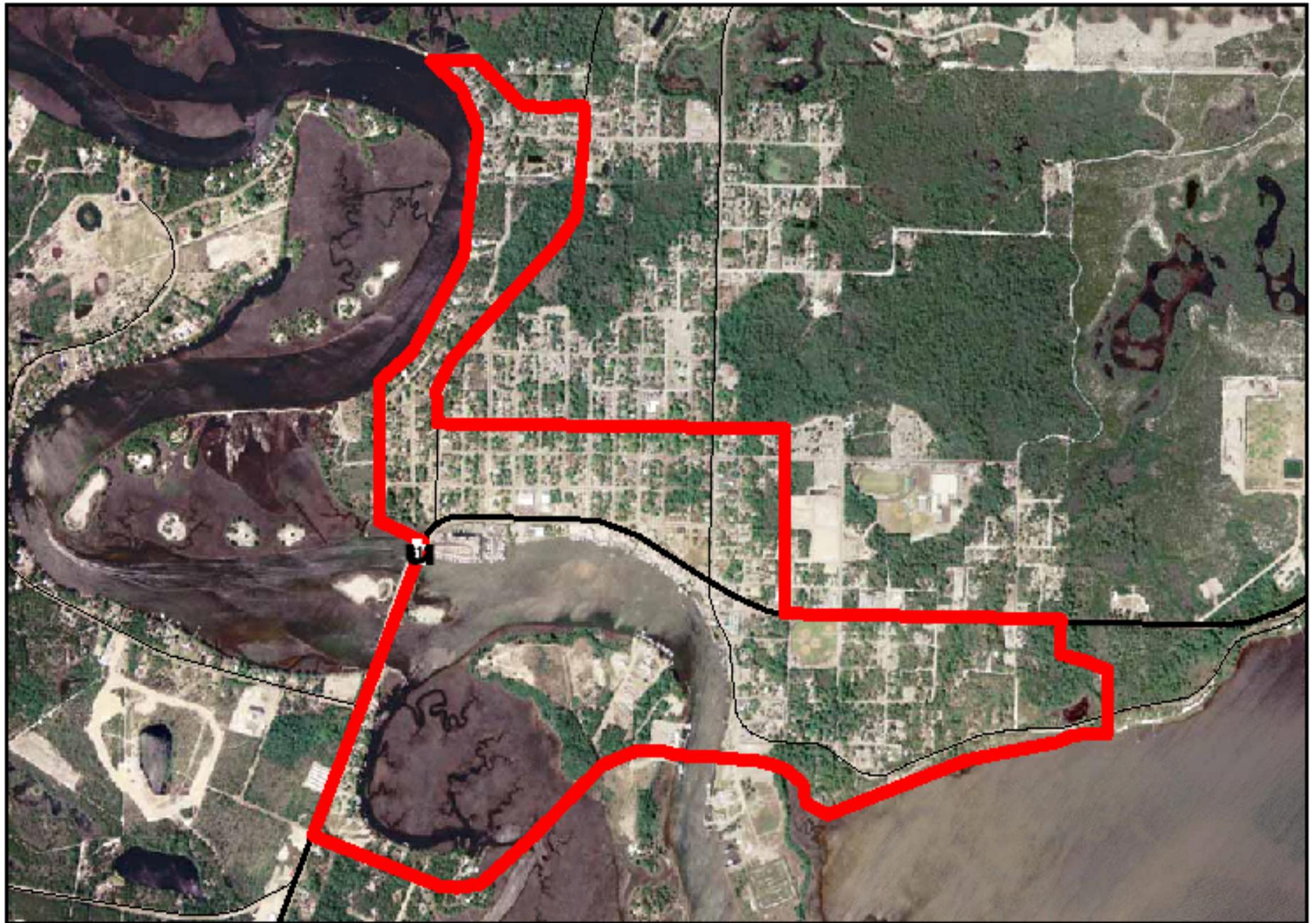


## Legend

0.2 0.3 Miles

-  Waterfront Partnership Boundary
-  Carrabelle City Limits 2007

Les Hassel Enterprises 2008  
for Carrabelle CARES, Inc.



**Carrabelle,  
Franklin County**

NOTE: This product has been compiled from the most accurate source data available to the Department of Community Affairs. This product is for reference purposes only and is not to be construed as a legal document or survey instrument.

Created by Shawna Beji, April 11, 2008

 **Waterfronts Florida Designated Area**



**Florida Department  
of Community Affairs  
Division of  
Community Planning**

## Policy Considerations

The Waterfronts Florida Partnership Program is a planning program which comes under the Department of Community Affairs' Community Planning Division. Their goal is the preservation of recreational and commercial working waterfronts. DCA expects for the Carrabelle vision plan to identify policy consideration and recommendations for possible changes in the Comp Plan or LDRs. DCA highlighted this obligation in the first year contracts with the City of Carrabelle by making this a requirement.

The following excerpt from the original Waterfronts Florida Partnership Program application clearly states the intention of Carrabelle.

*"The City of Carrabelle has a strong commitment to comprehensive planning and had their 2020 Comprehensive Plan approved by the Department of Community Affairs in February 2007. This planning document is the result of months of community participation and careful review by the City Commission. The plan demonstrates:*

- *A deep concern for the waterfront*
- *A commitment to protection and preservation of natural and historic resources*
- *A commitment to building codes and guidelines that support the plan elements*
- *A management plan to address hazard mitigation issues*
- *Strong commitment to community planning and participation of its citizens in the process.*

*In 2005, the City organized a Planning and Zoning Board to advise the City Commission on matters related to planning, zoning and other land use issues. This group was actively involved in the development of the new comprehensive plan. Waterfront issues were carefully addressed in developments being proposed to the City; e.g. a mixed-use commercial storefront/residential–apartment - project approved for Marine Street adjacent to an existing marine services business.*

*The Carrabelle Waterfront Partnership has had a member of their group sit with the Planning and Zoning Board. A member of Planning and Zoning was invited to become a member of the CWP in Carrabelle. It is the hope this will create a stronger linkage and exchange of information to insure that work done by the CWP will be integrated into the local Comprehensive Plan.*

*The CWP also has a direct communication link to the Mayor and City Manager. The placement of this program will give it the visibility and guidance needed to ensure that projects envisioned and proposed will have city support and will be consistent with the City's Comprehensive Plan and coordinated with other city efforts".*

Fiscal and political climate changes have affected the City since the original application was submitted. The CWP continues to be actively involved in public policy meetings. The program manager has made reports and many personal presentations to the City Commission at their monthly meetings during the first year. She met with the City Manager regularly and has briefed the Planning and Zoning Board. She and members of the Steering Committee have attended all public meetings related to the Comp Plan. The

CWP will continue to study the issues and recommend policy changes, as feasible, to make every effort to guarantee the protection of the waterfront goals.

The City Commission is currently considering an Evaluation and Appraisal Report (EAR) related to the 2020 Comprehensive plan. The City of Carrabelle contracted with the University of Florida to draft Land Development Regulations. As those draft regulations become available to the public, the Waterfront Partnership will provide relevant input reflecting the community's waterfront visioning.

The DCA contracted with the University of Florida Law Conservation Clinic to provide the waterfront communities technical assistance, including a review of Carrabelle's current comprehensive plan, formative Land Development Regulations (LDR's) and other city policy documents. The University of Florida Law Conservation Clinic made recommendations in their review to aid Carrabelle in supporting efforts to incorporate the CWP vision into the planning process, and provide a substantive basis for discussion between members of the CWP and the re-configured Planning and Zoning Board. UF recommends a combination of a review of Carrabelle's comprehensive plan and proposed land development regulations in light of the Carrabelle Vision Plan. Members of the CWP have been involved in all the public meeting held on this subject.

The CWP was pleased to note that all of the recommendations of the Conservation Law Clinic had already been addressed in the Implementation Plan contained in "Charting the Course for the Carrabelle Waterfront". The following policy considerations are drawn from the visioning meetings of the people of Carrabelle:

1. The City of Carrabelle has demonstrated its commitment to the Waterfront through the existing Commercial Redevelopment Area (CRA) framework. It has been a key implementation tool for helping to finance waterfront infrastructure in Carrabelle. The top two priorities of the vision plan – the boat ramp and increased parking for the Wharf area – have been funded by this source. Another major improvement to the Waterfront District done with CRA funds is the repaving of Marine Street. The City Commission retains full authority and oversight of the CRA and its funds. (See 4.1.1, 4.3.2 and Vision Plan Goal 4, Objective 1, Strategy 1 and Goal 4, Objective 3, Strategy 2 & 3)
2. There could be consideration given to strengthening the water-dependency test in Carrabelle's comprehensive plan and LDR's to encourage that the majority of shoreline activities are dedicated to water-dependent and water-related uses. Even though the City does not have the authority to require property owners to use their waterfront property for specific purposes, water-dependency could be considered a priority for shoreline properties in the appropriate zoning districts, while water-related uses might be permitted only through the "special exception" process. Non water-dependent or water-related uses may even require a variance. In addition, intensity and density transfers on and off site could facilitate mixed water-dependent and non-water-dependent uses, while preserving the intent of water dependency. (See Carrabelle Vision Plan Goal 5, Objective 1, Strategy 2)

3. Carrabelle may wish to make improvements in the description of the Commercial Fishing District (C-2) in the Comprehensive Plan, and provide greater specificity for this District in the new LDRs through incentives, criteria and guidelines. Carrabelle's Commercial fishing district zoning category is an excellent mechanism to promote this traditional waterfront activity. Carrabelle could review the approaches of other waterfront communities whose vision is based in large part upon the protection and enhancement of the commercial fishery. For example, the traditional fishing communities like Cortez, Mayport and San Carlos all have policies and LDRs that seek to accomplish this, and may be relevant to Carrabelle. These could be considered. The issue of concentrating the waterfront on the future of commercial fishing, which may be even more greatly reduced in years to come, is perhaps not flexible. The change in usage to a Waterfront District might be considered. (See Carrabelle Vision Plan Goal 5, Objective 2, Strategy 1)
4. The CWP will coordinate an investigation of pros and cons to consider creation of additional transient dockage. Due to its protected waters and deepwater access, Carrabelle has proven to be a prime destination for cruising boaters. It may also soon experience commercial drilling support activities as well. Appropriately accommodated, cruising boaters enhance the waterfront and create waterfront economic activity. These constitute "surface water use policies" in keeping with the 2006 Working Waterfronts legislative amendments. Committee members also expressed a need to strengthen procedures for removal of derelict vessels, on water vessel storage and anchoring. CWP is also reviewing proposed amendments by the City of Punta Gorda "to attract cruising boaters" which would clearly implement its goal of remaining a "boater friendly community. (See Carrabelle Vision Plan Goal 5, Objective 2, Strategy 4 and Goal 4, Objective 2, Strategy 3)
5. Emphasize and protect the City's status as a regional resource for deep-water access. Carrabelle's status as a deepwater access point and the presence of a 50-ton vessel haul-out location and boating repair facilities make it a regionally important water access community. Because of this natural resource, any future new oil drilling efforts can utilize and impact the Carrabelle harbor. Every effort should be made to oversee and affect any such expansions in visioning, planning and marketing. (See Carrabelle Vision Plan Goal 5, Objective 2, Strategy 3)
6. The CWP and the Zoning Board have historically expressed concerns over the goal of maintaining the waterfront character of Carrabelle. This can be accomplished by suggesting the creation of either a waterfront character district, which may allow more flexibility. The completion of the historical survey funded through the Department of State may present the opportunity to create a traditional historic preservation district or at least a more flexible "waterfront character" district, particularly for Marine Street. A survey of historic properties is already approved, funded and will be contracted and commence before 2009. (See Carrabelle Vision Plan Goal 3, Objective 1, Strategy 1)
7. Consider joining with other area entities to begin development of a marine master plan for the waters within the City's jurisdiction. The 2006 Waterfronts legislation encourages communities to develop "surface water use policies". To begin this process, an inventory can be made of current boating restrictions (speed zones),

8. vessel exclusion zones, informal anchorages, access channels and signage and water access facilities. Such a survey could be done working cooperatively with other Franklin County jurisdictions and entities such as ANEER, FSU Marine Lab, the FWCC, Riverkeeper, the Coast Guard and organized volunteers on behalf of this initiative. The CWP already conducted a survey of the existing marine resources in Carrabelle, which could serve as the basis of a more comprehensive survey, prior to the development of a marine master plan. (See Attachment I in the Appendix) In a more detailed survey, consideration can be given to the expansion of such opportunities as canoe or kayak trails and even passive recreational opportunities that link the water activities to the waterfront. (See Vision Plan Goal 1, Objective 2, Strategy 2)
9. Encourage City leadership to prohibit giving or trading away of current publicly owned waterfront access (such as street end right of ways). Carrabelle's developing vision already recognizes aesthetic and access value of street ends and public waterfront ownership. Consideration should be given to developing policies that ensure these values will not be compromised on behalf of the public, unless compelling reasons to do so can be justified. (See Carrabelle Vision Plan Goal 4, Objective 1, Strategy 5 and Goal 4, Objective 3, Strategy 1)

The Carrabelle Waterfront Partnership, its teams and membership stand ready to assist the City of Carrabelle with any necessary research, surveys and coordination to help make these policy considerations on behalf of the Carrabelle City waterfront and the public who use and enjoy it.

# Closing Thoughts

The Carrabelle Waterfront Partnership has worked diligently to reach diverse elements of the populations of Carrabelle in order to create a shared community vision. Some people participated via reminiscences in the grocery store, others want to engage in more formalized group meetings to discuss their ideas and hopes. Some others like to draw pictures or show photographs about our waterfront or write poems about what they love. Some folk enjoy taking surveys or talking to visitors. Sadly, some believe their vision is too late even while others are enthusiastic about future possibilities.

But what they all - to a person - had in common was a belief that the Carrabelle Waterfront is the heart of the City and must be protected and, if possible, improved in usage, accessibility and visibility on behalf of the public.

Carrabelle has been making striking improvement within the community, including new industry and more affordable housing, which is now in place. Thanks to the planning opportunity provided by DCA and the Waterfronts Partnership grant program, the Carrabelle Waterfronts Partnership has taken a lead role on behalf of the City waterfront. More than 12 months of meetings have been convened and facilitated. Coordinating teams and information have been organized, and consensus has been built toward a community vision of the Carrabelle Waterfront. CWP leaders have learned from experts across the state and actively visited other Waterfront Partnership communities, learning from challenges and exploring opportunities. This report is a history of those efforts. We hope that our findings and visioning will help to enrich the efforts that Carrabelle is already undertaking to create a new and better future for all “fronts” of the City.

Through the implementation of the Waterfronts Florida Partnership Program, the CWP promotes the preservation of Carrabelle’s natural and historic resources as well as to encourage and support responsible development within the boundaries of the designated Waterfront District. We have engaged a large portion of the community to envision and plan for the waterfront and its future. We hope to continue to attract technical assistance and resources to help the community in cooperation with the City’s Comprehensive Plan. We will help businesses and individuals plan, prepare for and recover from disasters more quickly because of our goal and better understanding about hazard mitigation. We will continue to promote a working waterfront, even while understanding the need for flexibility in that very definition. We will encourage sustainable marine and water-dependent businesses even as we promote the preservation of the history, character and identity of the area when new developments occur.

During the coming years, the implementation of the CWP plan, as presented in the subsequent sections of this document, will reflect the community vision defined through our program. We acknowledge that the City of Carrabelle is experiencing a difficult fiscal climate, together with the state and nation. Yet, we feel certain that the members of the Partnership can enhance the City’s efforts to address its goals and vision.

The CWP and its teams are committed to assist all of Carrabelle by carrying out the second year implementation plan and working to attract more positive development and economic resources to our community and to our waterfront.

# Goals, Objectives and Strategies



Planning for the Future

# Protect the Environment, Preventing Losses from Disaster, Protect Historical and Cultural Resources, Access to Waterfront, Enhance Traditional Waterfront Economy, Viable Working



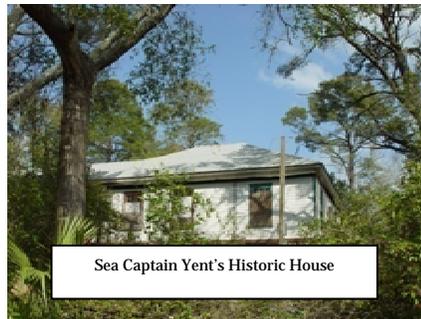
Waterfront WWII Camp Gordon Johnston Museum



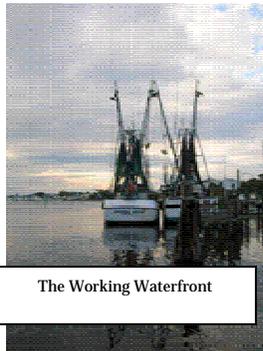
Carrabelle Historic Turpentine Wharf



Carrabelle Refurbished Crooked River Lighthouse



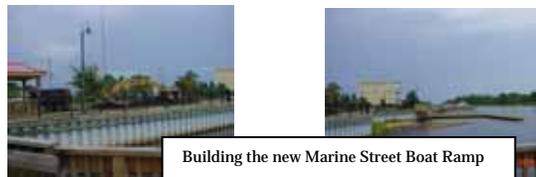
Sea Captain Yent's Historic House



The Working Waterfront



Old Carrabelle Hotel



Building the new Marine Street Boat Ramp

# People Working with People to Make the Goals and Strategies become a reality



"Fishy Fashion Show" w/Mary Claire Lovell (in Back) and Tamara Allen



Cleaning up the river – with many friends



Remembering the People that worked the Sea



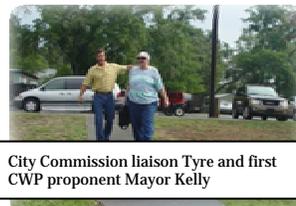
Ribbon Cutting at the Carrabelle Waterfront Office w/ (left to right) Tamara Allen, Sheila Houser, Mayor "Curly" Messer) Suzane Zimmerman, Dan Rosier, Mary Claire Lovell, Lesley Cox, Georgia Russell



Part of the International Clean up



The "Marine Street Pavilion"



City Commission liaison Tyre and first CWP proponent Mayor Kelly

## GOALS, OBJECTIVES AND STRATEGIES

### GOAL1: Protect and preserve the environmental resources of the Carrabelle Waterfront area



**OBJECTIVE 1.1:** To identify, preserve and support our productive and high functioning aquatic ecosystem.

#### **Strategies to be considered:**

- 1.1.1 Organize quarterly clean-ups for the river, beach, marshes and watershed.
- 1.1.2 Urge the City to continue connecting sewer and water throughout the
- 1.1.3 Waterfront District
- 1.1.4 Support the City and ANERR in creating a management plan for the leased areas of Postun Bayou, Jordan Bayou and adjacent areas.
- 1.1.5 Develop a system to reduce the impact of spills and remove marine debris.
- 1.1.6 Host a series of quarterly educational workshops in conjunction with the Apalachicola National Estuary Research Reserve (ANERR), the DEP Aquatic Preserve, the FWCC, the Division of Forestry, the Apalachicola Riverkeeper and the Department of Agriculture's Institute of Food and Agricultural Sciences (IFAS) on shoreline stabilization, Florida Friendly Yards, best practices and living shorelines.
- 1.1.7 Reduce the amount of sedimentation in the river and bay by completing the 3 major projects for storm water treatment: 10<sup>th</sup> Street Drainage Basin, Sands Park pond and 3<sup>rd</sup> Street detention ponds.
- 1.1.8 Work with Franklin County and the Division of Forestry to develop appropriate disposal options for animal carcasses in the watershed during hunting season.
- 1.1.9 Install monofilament, trash and cigarette butt collection stations at four frequently used locations throughout the Waterfront District.

**OBJECTIVE 1.2:** To identify, preserve and popularize opportunities for low impact nature-based outdoor recreation.

#### **Strategies to be considered:**

- 1.2.1 Survey current opportunities for low-impact nature-based outdoor recreation.
- 1.2.2 Develop a trail system (Carrabelle by Land and By Sea) to include walking/hiking, biking and paddling trails. (See Policy Consideration #7, pp. 20-21 in this Vision Plan)
- 1.2.3 Develop a series of soft launches for kayaks and canoes.
- 1.2.4 Seek designation as Birding and Butterfly sites/trail.
- 1.2.5 Enhance opportunities for enjoyment along Scenic Byway by use of vista parks at the City owned street ends.
- 1.2.6 Popularize opportunities for low-impact nature-based outdoor recreation.

## **GOAL2: Reduce community vulnerability to natural hazards of Carrabelle**

**OBJECTIVE 2.1:** To ensure the City of Carrabelle's waterfront interests are represented in the County and City's Comprehensive Plan and Local Mitigation Strategy (LMS).



### **Strategies to be considered:**

- 2.1.1 Work with the Partnership teams to identify specific hazards and mitigation issues.
- 2.1.2 Develop a process to monitor hazard issues on an annual basis.
- 2.1.3 Inform City of mitigation issues and concerns generated by teams.

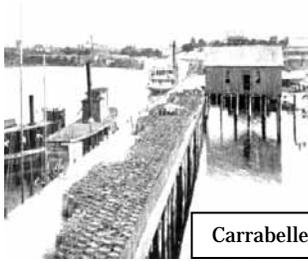
**OBJECTIVE 2.2:** Promote educational programs to provide information on hurricane preparedness and wildfire mitigation to citizens.

### **Strategies to be considered:**

- 2.2.1 Organize specific preparedness events for targeted audiences including elders and businesses.
- 2.2.2 Provide "Firewise" educational materials to public.
- 2.2.3 Provide information to local marinas on creating an oil spill co-op.



**GOAL3: Protect and preserve the historical and cultural resources of Carrabelle**



Carrabelle Historic Turpentine Wharf

Sea Captain Yent's Historic House



**OBJECTIVE 3.1:** To identify, preserve and popularize the area's historical landmarks.

**Strategies to be considered:**

- 3.1.1 Survey of Historic structures and sites over 50 years old in the waterfront district. (See Policy Consideration #6, p. 20 in this Vision Plan)
- 3.1.2 Prepare self-guided tour brochure of waterfront historical & cultural sites.
- 3.1.3 Build a kiosk in the waterfront district highlighting the historical shipping, naval stores, railroad lumber industry in Carrabelle Waterfront District.
- 3.1.4 Hold storytelling events about the maritime heritage and Native American life in the waterfront district.

**OBJECTIVE 3.2:** To recognize, honor and protect the cultural heritage of our waterfront.



Waterfront WWII Camp Gordon Johnston Museum

**Strategies to be considered:**

- 3.2.1 Work with the Carrabelle Historical Society to gather oral histories about the waterfront and maritime heritage.
- 3.2.2 Establish a working shrimp boat as a public education attraction.
- 3.2.3 Develop Heritage/Cultural Center in the waterfront district.
- 3.2.4 Collaborate with Camp Gordon Johnston Museum and the Carrabelle Lighthouse Association on how to increase visitors to the waterfront district.

**OBJECTIVE 3.3:** To encourage the creation of new forms of artistry to be showcased in waterfront district that reflect the diverse talents of the citizens of the area and promote these creative endeavors to provide enhancement for our town and attractions.

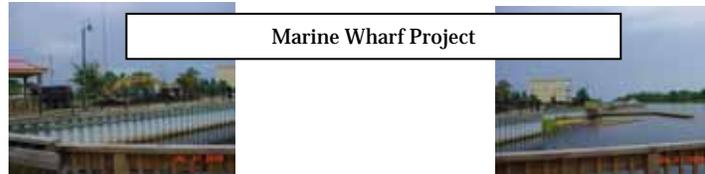


Old Carrabelle Hotel

**Strategies to be considered:**

- 3.3.1 Collaborate with local artist association to develop artistic programs in the waterfront district.
- 3.3.2 Promote artistic enhancement such as themed benches, murals in the waterfront district.
- 3.3.3 Create a venue for theatrical performances in the waterfront district.

**Goal 4: To ensure the public has access to the Carrabelle's rivers and bays for the purposes of recreation and commercial uses such as boating, wildlife viewing and fishing**



**Objective 4.1:** To provide additional recreational access to our river and bay areas by the citizens and visitors to Carrabelle.

**Strategies to be considered:**

- 4.1.1 Complete City Wharf Project on Marine Street. (Double-lane boat ramp, staging dock and fish cleaning station.)
- 4.1.2 Install floating dock to assure access to boats for aging and disabled citizens.
- 4.1.3 Complete additional renovations to the Waterfront Dock including lower fishing dock for children, shaded area for seniors and educational signage for visitors.
- 4.1.4 Redesign the US98 city-owned boat ramp to increase public usability. (After completion of the Marine Street boat ramp)
- 4.1.5 Develop a series of vista parks or view sheds along the waterfront for observing the water, its bird and wildlife. (See Policy Consideration #8, pp. 21 in this Vision Plan)

**Objective 4.2:** To provide additional commercial access to our river and bay areas by the businesses of the working waterfront including commercial seafood operators in Carrabelle.



**Strategies to be considered:**

- 4.2.1 Seek funding for a location on the river for commercial seafood dock and processing to revitalize the working waterfront and provide commercial dockage.
- 4.2.2 Seek funding for the planning and renovation of acquired commercial seafood dock and processing location on the river.
- 4.2.3 Research and advise the City about the prospect of establishing a Managed Dockage and Mooring Field. (See Policy Consideration #4, p. 20 in this Vision Plan)

**Objective 4.3:** To provide adequate parking and other infrastructure support for public waterfront access sites.

**Strategies to be considered:**

- 4.3.1 Complete inventory of City owned road end and access points in the waterfront district. (See Policy Consideration #8, p. 21 in this Vision Plan)
- 4.3.2 Repave Marine Street.
- 4.3.3 Provide additional for parking for existing access points i.e., US 98 boat ramp, Marine Street Park and Wharf.
- 4.3.4 Install public restrooms adjacent to the Waterfront Park and Wharf area on Marine Street.

**Objective 4.4:** To encourage the City to pursue State, Federal and private sources to develop the access facilities (street ends, ramps, fishing piers, play areas, etc.) as included in the City's current comprehensive plan.

**Strategies to be considered:**

- 4.4.1 Seek funding for a public fishing pier to be located at the west end of the Waterfront District.
- 4.4.2 Seek FCT funds to purchase Blount's Cove property to be used as a park.
- 4.4.3 The City will work with Carrabelle CARES and the Waterfront Partnership to apply for the grant funding to obtain, restore and re-purpose the Frog Pond property location at 12<sup>th</sup> Street and 30-A as a nature center.

## **GOAL5: Create an environment that supports the traditional working waterfront**



Shrimp boats on the river

**Objective 5.1:** To ensure that traditional working waterfront businesses have access to the waterfront.

### **Strategies to be considered:**

- 5.1.1 Research public/private options for funding a wharf that can be used for commercial and public purposes.
- 5.1.2 Work with waterfront and water-related businesses to secure funding and other resources to improve access and viability of these businesses.
- 5.1.3 Ask City to identify or create a wharf for commercial seafood and fishing and related businesses.

**Objective 5.2:** To provide additional commercial access to our river and bay areas by the businesses of the working waterfront and commercial seafood operators in Carrabelle. (See Policy Considerations #1-5, pp. 19-21 in this Vision Plan)

### **Strategies to be considered:**

- 5.2.1 Encourage the City to promote the current Commercial Fishing District for working waterfront businesses. (See Policy Consideration #3, p. 21 in this Vision Plan)
- 5.2.2 Seek funding for a location on the river for a multi-use public commercial dock to revitalize the working waterfront and provide commercial dockage, which would allow historical tourism in the off-season.
- 5.2.3 Seek funding to better promote the deep-water port of Carrabelle and its proximity to the Intercoastal Waterway. (See Policy Consideration #5, p. 20 in this Vision Plan)
- 5.2.4 Study the prospect of establishing a Managed Dockage and Mooring Field for the City. (See Policy Consideration #4, p. 20 in this Vision Plan)

**GOAL6: Create a viable working waterfront where businesses can survive and thrive in Carrabelle**



Carrabelle Waterfront Partnership Office on the River

**Objective 6.1:** To analyze the current business environment and business mix to identify actions required to maintain viability

**Strategies to be considered**

- 6.1.1 Obtain technical assistance to assist the community in a review of the current business environment and mix of businesses to improve viability of businesses in community.
- 6.1.2 Recommend actions to Chamber of Commerce and City Commission.
- 6.1.3 Encourage the mixed use of waterfront property.

**Objective 6.2:** To identify and attract new businesses based on the analysis of the business environment and the business mix identified.

**Strategies to be considered**

- 6.2.1 Help promote new business in the waterfront district.
- 6.2.2 Explore the feasibility of a conference center.
- 6.2.3 Encourage natural resource based businesses that support waterfront buildings and business.
- 6.2.4 Set up a kiosk to promote nature-based tourism and boating safety information.
- 6.2.5 Explore better systems to get visitors from boats inland for tourism.

**GOAL7: Keep the unique qualities of Carrabelle while attracting more resources to enrich the community**



A lone bird stands watch



On their way to Dog Island

**Objective 7.1:** To create an increased sense of place and sense of community.

**Strategies to be considered**

Identify, strengthen and market the unique qualities of Carrabelle.

Establish a special events committee.

Identify and create sites and destinations that reflect the uniqueness and heritage of Carrabelle.

Hold regular seasonal community events in the public parks along the waterfront.  
(Riverfront Festival and Holiday on the Harbor)

**Objective 7.2:** Identify funding of a minimum of \$25,000 for sustaining planning and project development activities in Carrabelle from 2009 and beyond.

**Strategies to be considered**

7.2.1 Coordinate the search for sustainable funding with City of Carrabelle.

7.2.2 Research potential private funding through individual contributions, foundation funding, funding through state or national government sources.

7.2.3 Research potential earned income opportunities.

7.2.4 Actively pursue all identified strategies.

# Implementation Plan



## Carrabelle Waterfront Partnership Implementation Plan

### Goal 1: Protect and preserve the environmental resources of the Carrabelle area

Objective 1.1 To identify, preserve and support our productive and high functioning aquatic ecosystem			Timeline		
Strategy	Responsible Party	Comments	2008-2009	2010	2010-2018
1.1.1 Organize quarterly clean-ups for the river, beach marshes and watershed	Carrabelle CARES, CWP, Apalachicola Riverkeeper	Quarterly Events	X	X	X
1.1.2 Urge the City to continue connecting sewer and water throughout the Waterfront District	CWP, City		X	X	
1.1.3 Support the City and ANERR in creating a management plan for the leased areas of Postun Bayou, Jordan Bayou and adjacent areas.	City, CWP, ANEER	Plan will be created in 2008 and allow for City's long-term management of this property	X		
1.1.4 Develop a system to reduce the impact of spills and remove marine debris.	CWP, ANEER, DEP and marinas	Training workshop for users		X	X
1.1.5 Host a series of quarterly educational workshops in conjunction with the Apalachicola National Estuary Research Reserve (ANERR), the DEP Aquatic Preserve, the FWCC, the Division of Forestry, the Apalachicola Riverkeeper and the Department of Agriculture's Institute of Food and Agricultural Sciences (IFAS) on shoreline stabilization, Florida Friendly Yards, best practices and living shorelines	CWP, FWCC, ANEER and DEP		X	X	X
1.1.6 Reduce the amount of sedimentation in the river and bay by completing the 3 major projects for storm water treatment: 10 <sup>th</sup> Street Drainage Basin, Sands Park pond and 3 <sup>rd</sup> Street detention ponds.	City		X	X	X

The Implementation Plan timeline will be revised biannually.

1.1.7 Work with Franklin County and the Division of Forestry to develop appropriate disposal options for animal carcasses in the watershed during hunting season.	CWP, DOF, County Waste Management and Animal Control		X	X	
<b>Objective 1.2.</b> To identify preserve and popularize opportunities for low-impact nature-based outdoor recreation.			Timeline		
<b>Strategy</b>	Responsible Party	Comments	2008-2009	2010	2010-2018
1.2.1 Survey current opportunities for low-impact nature-based outdoor recreation.	CWP, Chamber of Commerce		X		
1.2.2 Develop a trail system (Carrabelle by Land and By Sea) to include walking/hiking, biking and paddling trails.	CWP, City		X	X	X
1.2.3 Develop a series of soft launches for kayaks and canoes.	CWP, City		X	X	X
1.2.4 Seek designation as Birding and Butterfly sites/trail.	CWP, FWCC	FL Birding Trail App completed	X	X	X
1.2.5 Enhance opportunities for enjoyment along Scenic Byway by use of vista parks at the City owned street ends.	CWP, City			X	X
1.2.6 Popularize opportunities for low-impact nature-based outdoor recreation.	CWP, Chamber of Commerce		X	X	X

## Goal 2: Reduce Community vulnerability to Natural hazards of Carrabelle

Objective 2.1 To ensure the City of Carrabelle waterfront interests are represented in the County and City's Comprehensive Plan and Local Mitigation Strategy (LMS).			Timeline		
Strategy	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>2.1.1</b> Work with the Partnership teams to identify specific hazards and mitigation issues.	CWP	Work with as results found	X	X	X
<b>2.1.2</b> Develop a process to monitor hazard issues on an annual basis.	CWP		X	X	
<b>2.1.3</b> Inform City of mitigation issues and concerns generated by teams.	CWP, City		X	X	X
Objective 2.2 Promote educational programs to provide information on hurricane preparedness and wildfire mitigation to citizens.			Timeline		
Strategy	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>2.1.1</b> Work with the Partnership teams to identify specific hazards and mitigation issues.	CWP	Work with as results found	X	X	X
<b>2.2.1</b> Organize specific preparedness events for targeted audiences including elders and businesses.	CWP		X		
<b>2.2.2</b> Provide "Firewise" educational materials to public.	CWP, DOF		X		
<b>2.2.3</b> Provide information to local marinas on creating an oil spill co-op.	CWP, local marinas, Oil Spill Co-op of Ft. Meyers		X		

**Goal 3: Protect and preserve the historical and cultural resources of Carrabelle**

<b>Objective 3.1</b> To identify, preserve, and popularize the area's historical landmarks.			Timeline		
<b>Strategy</b>	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>3.1.1</b> Survey of Historic structures and sites over 50 years old in the waterfront district.	CWP, Historical Society, City	City received Historical Preservation grant to begin July 08	X		
<b>3.1.2</b> Prepare self-guided tour brochure of waterfront historical & cultural sites.	CWP, Camp Gordon Johnston, Hist. Society, Carrabelle Lighthouse Assn.		X		
<b>3.1.3</b> Build a kiosk in the waterfront district highlighting the historical shipping, naval stores, railroad lumber industry in Carrabelle waterfront district.	CWP, City	Received NOAA/DEP Coastal Partnership Initiative to begin July 08	X		
<b>3.1.4</b> Hold storytelling events about the maritime heritage and Native American life in the waterfront district.		CWP, Hist. Soc.			X
<b>Objective 3.2</b> To recognize, honor and protect the cultural heritage of our waterfront.			Timeline		
<b>Strategy</b>	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>3.2.1</b> Work with the Carrabelle Historical Society to gather oral histories about the waterfront and maritime heritage.	CWP, Historical Society		X	X	
<b>3.2.2</b> Establish a working shrimp boat as a public education attraction.	CWP, City	Seek grant	X	X	X

3.2.3 Heritage/Cultural Center in the waterfront district.	CWP, City			X	X
3.2.4 Collaborate with Camp Gordon Johnston Museum and Carrabelle Lighthouse Association to increase visitors to the waterfront district.	CWP, CGJM, CLA			X	X
<b>Objective 3.3</b> To encourage the creation of new forms of artistry to be showcased in waterfront district that reflect the diverse talents of the citizens of the area and promote these creative endeavors to provide enhancement for our town and attractions.			Timeline		
<b>Strategy</b>	Responsible Party	Comments	2008-2009	2010	2010-2018
3.3.1 Collaborate with local artist association to develop artistic programs in the waterfront district.	CWP, Carrabelle Artist Assn.		X	X	X
3.3.2 Promote artistic enhancement such as themed benches, murals in the waterfront district.	CWP, local artists, Carrabelle Artist Assn.		X	X	
3.3.3 Create a venue for theatrical performances in the waterfront district.	CWP			X	X

**Goal 4:** To ensure the public has access to Carrabelle’s rivers and bays for the purposes of recreation and commercial uses such as boating, wildlife viewing and fishing

<b>Objective 4.1</b> To provide additional recreational access to our river and bay areas by the citizens and visitors to Carrabelle.			Timeline		
Strategy	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>4.1.1</b> Complete City Wharf Project on Marine Street. (Double-lane boat ramp, staging dock and fish cleaning station.)	City	CRA funded	X	X	
<b>4.1.2</b> Install floating dock to assure access to boats for aging and disabled citizens.	City, CWP	NOAA/ DEP CPI grant	X		
<b>4.1.3</b> Complete additional renovations to the Waterfront Dock including lower fishing dock for children, shaded area for seniors and educational signage for visitors.	City, CWP		X		
<b>4.1.4</b> Redesign the US98 city-owned boat ramp to increase public usability. (After completion of the Marine Street boat ramp)	City			X	
<b>4.1.5</b> Develop a series of vista parks or view sheds along the waterfront for observing the water, its bird and wildlife.	CWP, PA Team, City			X	
<b>Objective 4.2</b> To provide additional commercial access to our river and bay areas by the businesses of the working waterfront including commercial seafood operators in Carrabelle.			Timeline		
Strategy	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>4.2.1</b> Seek funding for a location on the river for commercial seafood dock and processing to revitalize the working waterfront and provide commercial dockage.	CWP, City	CWP will apply for Working Waterfronts Funding	X	X	
<b>4.2.2</b> Seek funding for the planning and renovation of acquired commercial seafood dock and processing location on the river.	CWP, City	FWCC	X	X	
<b>4.2.3</b> Research and advise the City about the prospect of establishing	CWP		X		

The Implementation Plan timeline will be revised biannually.

increased dockage for transient boaters.					
<b>Objective 4.3</b> To provide adequate parking and other infrastructure support for public waterfront access sites.			Timeline		
<b>Strategy</b>	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>4.3.1</b> Complete inventory of City owned road end and access points in the waterfront district.	CWP		X		
<b>4.3.2</b> Repave Marine Street.	City	CRA funded	X		
<b>4.3.3</b> Provide additional for parking for existing access points i.e., US 98 boat ramp, Marine Street Park and Wharf.	City		X	X	
<b>4.3.4</b> Install public restrooms adjacent to the Waterfront Park and Wharf area on Marine Street.	City	FRDP funded	X		
<b>Objective 4.4</b> To encourage the City to pursue State, Federal and private sources to develop the access facilities (street ends, ramps, fishing piers, play areas, etc.) as included in the City's current comprehensive plan.			Timeline		
<b>Strategy</b>	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>4.4.1.</b> Seek funding for a public fishing pier to be located at the west end of the Waterfront District.	CWP, Dan Ausley, City	Proposal under consideration by City Comm. 8/08	X	X	
<b>4.4.2</b> Seek FCT funds to purchase Blount's Cove property to be used as a park.	City, CWP, developer	App. Submitted for Florida Forever Funds	X	X	X
<b>4.4.3</b> The City will work with Carrabelle CARES and the Waterfront Partnership to apply for the grant funding to obtain, restore and repurpose the Frog Pond property location at 12 <sup>th</sup> Street and 30-A as a nature center.	CWP, City		X	X	X

**Goal 5: Create an environment that supports the traditional working waterfront**

<b>Objective 5.1</b> To ensure that traditional working waterfront businesses have access to the waterfront			Timeline		
<b>Strategy</b>	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>5.1.1</b> Research public/private options for funding a wharf that can be used for commercial and public purposes.	CWP, City, DCA and Opportunity FL		X	X	
<b>5.1.2</b> Work with waterfront and water-related businesses to secure funding and other resources to improve access and viability of these businesses.	CWP, Chamber of Commerce, OTED, DCA			X	X
<b>5.1.3</b> Ask City to identify or create a wharf for commercial seafood and fishing and related businesses.	CWP, City		X		
<b>Objective 5.2</b> To provide additional commercial access to our river and bay areas by the businesses of the working waterfront and commercial seafood operators in Carrabelle			Timeline		
<b>Strategy</b>	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>5.2.1</b> Encourage the City to promote the current Commercial Fishing District for working waterfront businesses.	CWP, Chamber, City		X	X	X
<b>5.2.2</b> Seek funding for river location for a multi-use public commercial dock to revitalize the working waterfront and provide commercial dockage, which would allow historical tourism in the off-season.	CWP, City, DCA, other grant sources		X	X	X
<b>5.2.3</b> Seek funding to better promote the deep-water port of Carrabelle and its proximity to the Intercoastal Waterway.				X	X
<b>5.2.4</b> Study the prospect of establishing increased transient dockage for the City.	CWP, City, Natural Resources Leadership Inst.		X	X	X

**Goal 6: Create a viable working waterfront where businesses can survive and thrive in Carrabelle**

<b>Objective 6.1</b> To analyze the current business environment and business mix to identify actions required to maintain viability			Timeline		
<b>Strategy</b>	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>6.1.1</b> Obtain technical assistance to assist the community in a review of the current business environment and mix of businesses to improve viability of businesses in community.	CWP, DCA, Chamber of Commerce, City		X	X	X
<b>6.1.2</b> Recommend actions to Chamber of Commerce and City Commission.	CWP, DCA, Chamber of Commerce, City		X	X	X
<b>6.1.3</b> Encourage the mixed use of waterfront property.	CWP, DCA, Chamber, City		X	X	X
<b>Objective 6.2</b> To identify and attract new businesses based on the analysis of the business environment and the business mix			Timeline		
<b>Strategy</b>	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>6.2.1</b> Help promote new business in the waterfront district.	CWP, DCA, Chamber, City		X	X	X
<b>6.2.2</b> Explore the feasibility of a conference center.	CWP, City			X	X
<b>6.2.3</b> Encourage natural resource based businesses that support waterfront buildings and business.	CWP, Chamber of Commerce, City		X	X	X
<b>6.2.4</b> Set up a kiosk to promote nature-based tourism and boating safety information.	CWP, FWCC Chamber of Commerce, City		X	X	X
<b>6.2.5</b> Explore better systems to get visitors from boats inland for tourism.	CWP, Chamber of Commerce, City		X	X	X

**Goal 7: Keep the unique qualities of Carrabelle while attracting more resources to enrich the community**

<b>Objective 7.1</b> To create an increased sense of place and sense of community			Timeline		
<b>Strategy</b>	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>7.1.1</b> Identify, strengthen and market the unique qualities of Carrabelle.	CWP, Chamber of Commerce, City		X	X	X
<b>7.1.2</b> Establish a special events committee.	CWP, Chamber of Commerce		X		
<b>7.1.3</b> Identify and create sites and destinations that reflect the uniqueness and heritage of Carrabelle	CWP, Chamber of Commerce, City		X	X	
<b>7.1.4</b> Hold 2 regular seasonal community events in the public parks along the waterfront.	Chamber of Commerce, City, CWP	Riverfront Festival and Holiday on the Harbor	X		
<b>Objective 7.2</b> Identify funding of a minimum of \$25,000 for sustaining planning and project development activities in Carrabelle from 2009 and beyond.			Timeline		
<b>Strategy</b>	Responsible Party	Comments	2008-2009	2010	2010-2018
<b>7.2.1</b> Coordinate the search for sustainable funding with City of Carrabelle.	CWP	Seek grants outside of City funds	X	X	
<b>7.2.2</b> Research potential private funding through individual contributions, foundation funding or funding through state or national government sources.	CWP		X	X	
<b>7.2.3</b> Research potential earned income opportunities.	CWP		X	X	
<b>7.2.4</b> Actively pursue all identified strategies.	CWP		X	X	

The Implementation Plan timeline will be revised biannually.



# Appendix

### *Visioning Process*

The visioning process started before the grant was written for the Waterfronts Florida Program designation from the Department of Community Affairs. The Friends of the Waterfront collected data at public meetings, City Commission workshops and during lunches at the Senior Center. After the City received notification of the designation, the members of the Carrabelle Waterfront Partnership began to collect information and ideas of the Carrabelle area residents at the Designation Ceremony held at the Marine Street Pavilion on July 13, 2007.

Between the Waterfronts Florida designation event and the actual contract signing in November, the Carrabelle Waterfront Partnership continued to meet monthly, prepare a public participation plan (Attachment C) and report to the City Commission on a monthly basis.

During November and December 2007, the Carrabelle Waterfront Partnership created a media blitz to create awareness within the community. It included press releases, letters to the editor, television interviews, radio spots, posters, flyers, fact sheets and official announcements. In cooperation with the Carrabelle Artist Association, the Carrabelle Waterfront Partnership conducted an art contest for middle and high school kids using the theme, "The Carrabelle Waterfront As I Want to See It." (Attachment D)

Data collection officially began on December 1, 2007 at open house using the "person on the street/walk around survey" (attachment E) used on the dock and pavilion. A "mail out" survey was distributed to all city water and sewer customers resulting in an excellent return was as the base of all other data collection

The Program Manager submitted Monthly Report to the City Commissioners, (Attachment F) attended and gave reports at the monthly City Commission meetings and to share project highlights and had regular meetings with the City Manager. She also met with community opinion leaders to discuss the purpose of the program.

The First Town Hall meeting was held on January 24, 2008 Attendance was excellent 53, and community interest was high. As a result of that meeting, teams were set up for environmental, historical, public access according to the Waterfronts Florida guidelines. A sixth team and sixth goal were added in response to special interest from an enthused segment of the participants; i.e. revitalizing the economy. The five teams met monthly as well as the Carrabelle Waterfront Partnership. The Public Access Team designed a Marine Resources survey (Attachment G) and a Boat Ramp survey (Attachment H) and results (Attachment I). They spoke with all the current marina operators and marine-related business owners.

Teams met with local affinity groups. For example, the Historical Team met jointly with the Carrabelle Historical Society. The unique Carrabelle team with special interest in revitalizing the economy met with the business-oriented local Chamber of Commerce. That economic development team created and conducted a Waterfront Property/Business Owners survey (Attachment J) in conjunction with area realtors.

Each of the five new teams discussed and established their priorities.

A Second Town Hall meeting was held on March 27, 2008 to continue public dialogue in order to further our *“Charting the Course”* activities and to seek public comments on the draft mission, vision and team priorities. (More than 24 were in attendance.) Following that meeting, the Carrabelle Waterfront Partnership had a visioning booth at the annual Carrabelle Chamber of Commerce-produced Riverfront Festival ( held on the fourth weekend in April) to capture data from both visitors and area residents. Using large aerial maps, prizes and flip chart lists to attract people to the CWP booth, volunteers captured data on hazard mitigation and public access in various ways. The most effective result was a mapping survey. (Attachment K)

The Hazard Mitigation Team was established after the second Town Hall meeting. That group reviewed the current Local Mitigation Strategy for Franklin County and the City of Carrabelle. CWP staff met with public safety personnel to learn the current waterfront strategies in place for Carrabelle. Based on the comments received at the Riverfront Festival visioning booth, it became clear that the public is unaware of the current level of activities of the City government, fire department and police department regarding hazard mitigation. That CWP Team developed a series of public information strategies using readily available information.

A third Town Hall meeting was held on June 17, 2008 during which the final vision and mission were reviewed for the final time before ratification by those present. The group reviewed the goals, objectives and strategies presented by each team and participants added additional ideas for inclusion. The teams then collectively reviewed all goals objectives and strategies, combining like objectives and coordinating over-reaching priorities that were identified by more than one team’s group.

The Carrabelle Waterfront Partnership presented the draft Vision and Implementation plan to the City Commission at their July 3, 2008 meeting and the document was made available to the public for a two-week comment period at City Hall, the Carrabelle Waterfront Partnership office, the Carrabelle Branch of the Franklin County Public Library, the Chamber of Commerce and on the City’s website. Comments were incorporated into the document prior to submission to the Waterfronts Florida Program staff at the Department of Community Affairs. The Program Manager conducted a workshop for the City Commission and the Planning & Zoning Board on July 17, 2008 and continues to fine tune the strategies based on their feed back. The final document was adopted by resolution of the City Commission. (Attachment L)

## Carrabelle Waterfronts Partnership Visioning Activities 2007-2008

<b>Event &amp; Location</b>	<b>Date &amp; Time</b>	<b>Attendance/ Number</b>	<b>Activities</b>	<b>Processes Used</b>	<b>Results</b>	<b>Comments</b>
Designation Ceremony Marine Street Pavilion	07/13/07	150	Official designation as WF community by DCA, "Taste of Carrabelle", Fishy Fashion Show	Sign-in Guest Book, completed surveys, volunteer sign up, information kiosk. Press release.	Established volunteer corps and mailing list for PR, good media coverage	Sent personal invitations to all public officials and interested parties. Thank you notes after.
Person on the Street Survey conducted by Public Access Team	11/07-06/2008	150	Interview people walking around town, people on docks and those visiting CWP office	Filled in survey forms	Learned that many tourist and visitors to Carrabelle use pavilion and waterfront dock for fishing and picnicking.	Using this survey was an excellent way for members of the CWP to hear first hand about our city.
Children's Art Competition in Local Schools Conducted by historical and cultural team	Nov. 2007	23	Involved children in the art departments in Middle School and High School in conveying –through art- what they would like to see Carrabelle be	Contacted Art Teachers Offered 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> place rewards to the participants. Press release	Increased awareness of children. Learned what children as stakeholders wanted to see at the	Involved local art group. Prizes donated by committee members.

				resulted in media coverage.	Carrabelle Waterfront. Great to display at other meetings.	
Ribbon Cutting for Waterfront Office	Dec. 2007	17	Sent out fliers, used the media, e-mail and word of mouth,	Work with the Chamber to do an official ribbon cutting for the Grand Opening of the Carrabelle Waterfront Office. Media event for Mayor and Steering Committee.	Good newspaper coverage.	Show cased City support for the CWP.
<b>Event &amp; Location</b>	<b>Date &amp; Time</b>	<b>ATTENDANCE</b>	<b>Activities</b>	<b>Processes Used</b>	<b>Results</b>	<b>Comments</b>
Mail-out Survey	11 /12/07	89	Developed and mailed out surveys to over 360 City water customers in the area	Survey included a brief fact sheet about the CWP to get the word out.	Excellent return, good response. Learned a great deal.	Collaborated with the Chamber of Commerce to do mail out.
Open House CWP Office	12/01/07	123	Media-Radio-Newspaper-Word of mouth – Fliers – E-	Fact Sheets, display of results of art	Increased community and media	Part of the Holiday on the Harbor event as well.

			mail and Chamber of Commerce	contest, refreshments, surveys,	awareness of office location and purpose.	
Town Hall Meeting I	01/24/08	53	Media-Radio- Newspaper-Word of mouth – Fliers – E- mail and Chamber of Commerce	PowerPoint presentation on goals and activities of the grant. Shared the results of the mail out survey. Nominal group process, flip charts, breaks out groups based on interests, group facilitators, recorder and report to larger group. Information Kiosks and refreshments.	Increased community awareness. Established teams based on interest. Set up meeting schedules and team leaders.	Welcome by 2 City Commissioners and City Manager brought them out for the event.
Boat Ramp Survey Conducted by Public Access Team.	04/07/08	19	Interview persons using boat ramps	Develop a survey for boat ramp usage	Need more boat ramps and parking	Learned that citizens are unaware of an existing boat ramp.

Waterfront Business & Property Owners Survey	05/01/08	10	Mail out survey to business and property owners in the Carrabelle area	Develop a survey pertaining to businesses and property owners.	Minimal response. Did increase attendance at team meeting that followed.	Better response when hand delivered by team leader.
<b>Event &amp; Location</b>	<b>Date &amp; Time</b>	<b>ATTENDANCE</b>	<b>Activities</b>	<b>Processes Used</b>	<b>Results</b>	<b>Comments</b>
Visioning Booth Riverfront Festival	04-26-27-2008	100: (75 interviewed And 25-non-interviewed)	Signs-Radio-Newspaper-Fliers-Posters-E-mail and Word of Mouth, large aerial maps, drawing for prizes,	Work with DCA developing a survey and map for the visitors to visually and hands on show what they think is needed in Carrabelle and what they would like to see happen here.	Good response to survey. Flip charts to capture verbal comments.	Worked well for non-readers. Using large maps to catch attention along with banners and WFPP flags from DCA.
Town Hall Meeting II	03/27/08	<sup>24</sup>	Media-Radio-Newspaper-Word of mouth – Fliers – E-mail and Chamber of Commerce	Team PowerPoint presentations; fine tuning of mission and vision, used 3x5 cards to	Established the basic priority list to build objectives and strategies. Continued to	City commissioner participated. Smaller crowd but great participating.

				capture priorities. Had people mark posters hung around the room.	increase involvement and participation.	
Town Hall Meeting III	06/17/08	30	Signs-Radio- Newspaper-Fliers- Posters-E-mail and word of mouth, information display.	Full presentations by each team, participant fine-tuning, and finalizing approval of vision and projects.	Excellent community buy-in.  Newspaper coverage excellent.	City commissioner participated.
City Workshop on Vision Plan	07/17/08	40	PowerPoint presentation and handout of draft goals objectives and strategies.	Provide a copy of Goals and Strategies to the City for preview, Meet with the City Commission and answer and all questions they may have	A Better understanding of the Goals and Strategies by the City Commission and P and Z Board	All areas of concern were addressed.
<b>TOTAL</b>	<b>July 07 to July 08</b>	<b>828 people involved</b>			<b>8 events and 5 surveys</b>	

## **Lessons Learned**

Carrabelle's waterfront has undergone major economic and historic changes over the 120-plus years of recorded history. But, in spite of natural disasters, impacts to environmental resources, societal and economic changes, Carrabelle families continue to call the waterfront their own, and attempt to make their living along the shorelines.

Carrabelle's waterfront history to date seems to have been based on opportunistic happenstance. With the 2007-2009 award designation and support provided by the Department of Community Affairs' Waterfronts Florida program, local planning, preservation and promotion can now be coordinated with an involved public toward the goal of a sustainable future for the community.

- There is community-wide consensus on the importance of the waterfront to the city and its residents.
- Public access is the community's #1 priority and there is consensus on this goal, even when there may be differences as to the strategies for ensuring access.
- There is a delicate balance between public access and environmental protection. It requires communication and care to insure providing access does not harm the environment and that environmental concerns do not prohibit access.
- Carrabelle is attractive to funders because of its unique character and its current level of potential, i.e. there is still an opportunity to develop this area creatively and responsibly.
- Revitalizing the waterfront economy will take technical assistance from experts outside the community who specialize in strategic business planning for rural waterfront community.
- Hazard mitigation is a multi-jurisdictional issue involving the state, county and city.
- It is important for Carrabelle to have specific Citywide (with an emphasis on waterfront hazards) to be listed in the Local Mitigation Strategy. This will ensure FEMA funding assistance following a natural catastrophe.
- Ongoing person-to person individual contact is essential in order to ensure productive attendance at committee meeting and town hall events.
- Close cooperation with the City leadership must be created and maintained throughout the process.
- Providing food and beverages for the initial public meetings should be cited as successful strategies, e.g. our Taste of Carrabelle that helped to invest hospitality and waterfront businesses and the Chamber of Commerce. Also luncheon at the quarterly waterfront clean ups.
- The preliminary work done prior to the formal application submission was helpful

and important. The involvement of the City leadership prior to that application submission and designation was very significant in the planning and process and prioritizations.

- Holding a special “realtor’s only”, “waterfront property owner’s only” or “ media-only” events might have been a good idea but we decided not to use that approach since the typical citizens already felt they were usually left out of important decisions. The added bonus of having all constituencies together was they got to hear from each other.
- Prepare regularly scheduled media reports/press releases on a weekly or bi-weekly schedule.
- A DCA Waterfronts training meeting in Carrabelle held sooner than later is important. That would be an ideal time to solicit media attention with a profile presentation specific to Carrabelle’s conditions but applicable to other communities as well – e.g. on SMALL towns, or economically challenged towns or disadvantaged towns or some such commonality.
- The Carrabelle City Waterfront Partnership is an incredible effort and has succeeded in leading people to talk about “their” waterfront and becoming more aware of the opportunities and threats.



# **Carrabelle Waterfront Partnership By-Laws**

## *BY - LAWS Carrabelle Waterfront Partnership*

### **INTRODUCTION**

Carrabelle Waterfront Partnership is a program of Carrabelle CARES, Inc. and operates under its status as a 501(c)(3) organization incorporated in the State of Florida. These bylaws constitute the code of rules adopted by the Carrabelle Waterfront Partnership for the regulation and management of its affairs, but are subordinate to the by-laws of the parent corporation.

### **PURPOSE**

The purpose of the Carrabelle Waterfront Partnership is to serve as an advisory group to the City of Carrabelle's Waterfronts Florida Partnership planning process and program.

### **MEMBERSHIP**

Membership is open to all Carrabelle area residents and business owners.

#### DIRECTORS: DEFINITION OF STEERING COMMITTEE:

The Steering Committee is the group of volunteers vested with the management of the business and affairs of this Partnership subject to these bylaws. This group is appointed by Carrabelle CARES, Inc. in its role as Program Manager for the Partnership in collaboration with the City.

#### QUALIFICATIONS:

Qualifications: Memberships shall not be denied to any person on the basis of race, creed, sex, religion, disability or national origin.

#### NUMBER OF DIRECTORS

The Steering Committee shall consist of a minimum of seven members or a number determined to be representative of the various stakeholders in the Revitalization of the Working Waterfront in Carrabelle.

#### TERMS OF MEMBERS

Members of: the Steering Committee shall serve indefinite terms until they resign, or are removed for cause in accordance with the provisions of these bylaws or the program is terminated.

#### RESIGNATION OF A DIRECTOR

Resignations: Any Director can resign at any time by delivering a written resignation to the Program Director or to the Secretary of the Partnership.

#### REMOVAL FOR CAUSE

Removal: Any member may be removed at any time with cause by a vote of 3/4s of the total number of members present at a meeting of the Steering Committee properly called in accordance with the terms of these bylaws.

## **MEETINGS**

Meetings of the Steering Committee, regular or special, will be held at a time or place determined by President of Carrabelle CARES or the Program Manager of the Partnership. Meetings may also be held by conference call or other electronic means. All meetings will be properly noticed.

## **PROCEDURES**

Procedure at Steering Committee Meetings: The rules contained in the Handbook on Parliamentary Procedure (“Robert’s Rules of Order”) shall govern the meetings of the Steering Committee.

## **NOTICES OF STEERING TEAM MEETINGS**

Notice of all meetings shall be given in accordance to the requirements of public notice for the City of Carrabelle.

## **QUORUM**

Quorum: A majority of the incumbent members shall constitute a quorum for the conduct of business,

## **CONFLICT OF INTEREST**

Conflict of Interest: No Director shall use confidential information gained by reason of being a member of the Steering Committee for personal gain to the detriment of the Partnership.

## **OFFICERS**

Roster of Officers: The Partnership shall have a Program Manager, Secretary and Treasurer.

Program Manager: The Program Manager will perform all duties incident to such office and such other duties as may be required for the day to day operation of the Partnership and the implementation of the program requirements outlined by the Department of Community Affairs and the City of Carrabelle.

Secretary: The Secretary will keep minutes of all meetings of the Steering Committee. Give all notices as are required by law or these bylaws and generally perform all duties incident to the Office of Secretary.

Treasurer: The Treasurer will have charge and custody of all funds of the Partnership, will oversee and supervise the financial business of the organization, will render reports and accountings to the Steering Committee and the City of Carrabelle as required.

Removal of Officers: The Steering Committee may remove any officer for cause whenever in their judgment the best interests of the Partnership will be served. Such, removal, however, will be without prejudice.

## **COMMITTEES**

Appointment of Sub-Committees: The Steering Committee may from time to time designate and appoint one or more sub-committees (teams) as it sees fit. Such committees shall have and exercise prescribed authority as is designated by the Steering Committee.

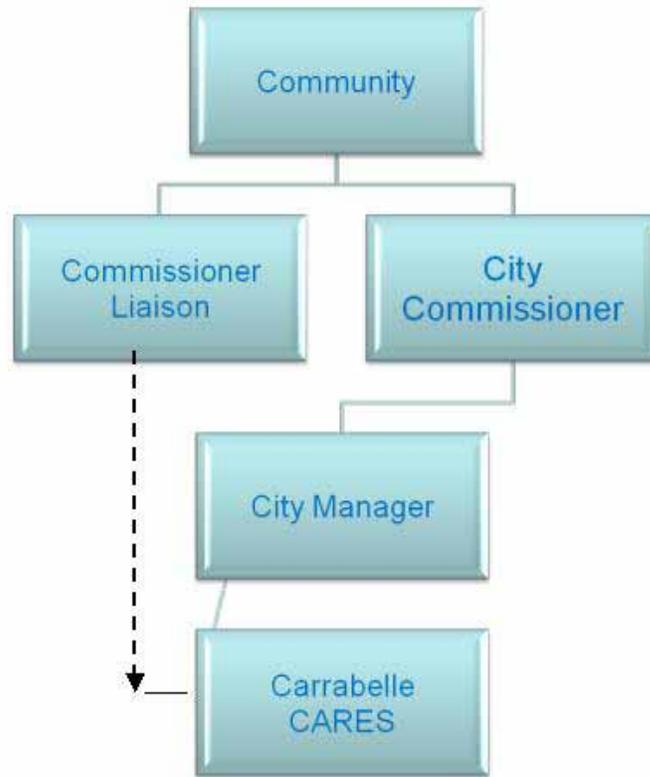
## **AMENDMENTS**

The Steering Committee may amend the bylaws at anytime by a vote of the majority of members at a meeting where a quorum is present. Amendments must be circulated in advance with two week's notice to all members.

I hereby certify that the Steering Committee of the Carrabelle Waterfront Partnership at their meeting held on May 22, 2008, adopted these bylaws.

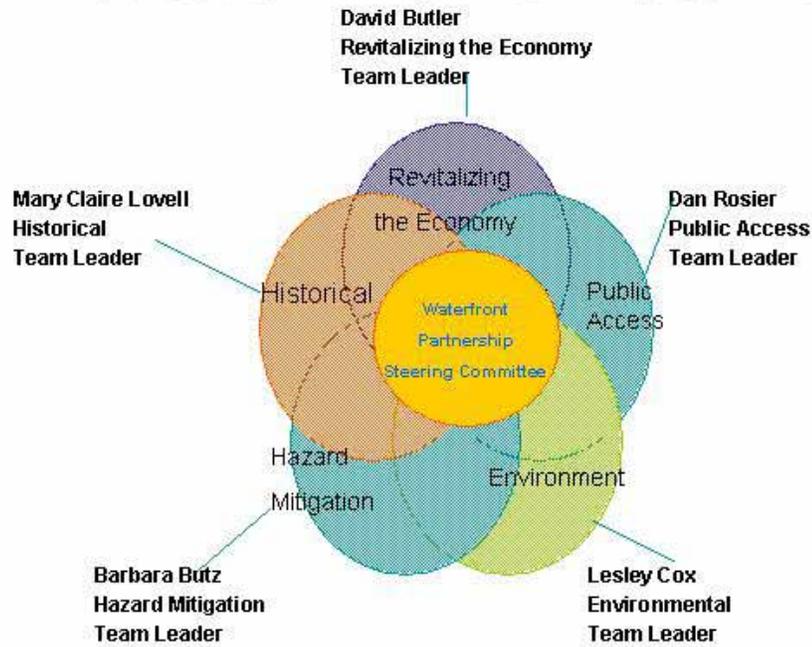
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Barbara A. Butz, Secretary

# Carrabelle Waterfront Partnership Organizational Charts





# Waterfront Teams



# Environmental

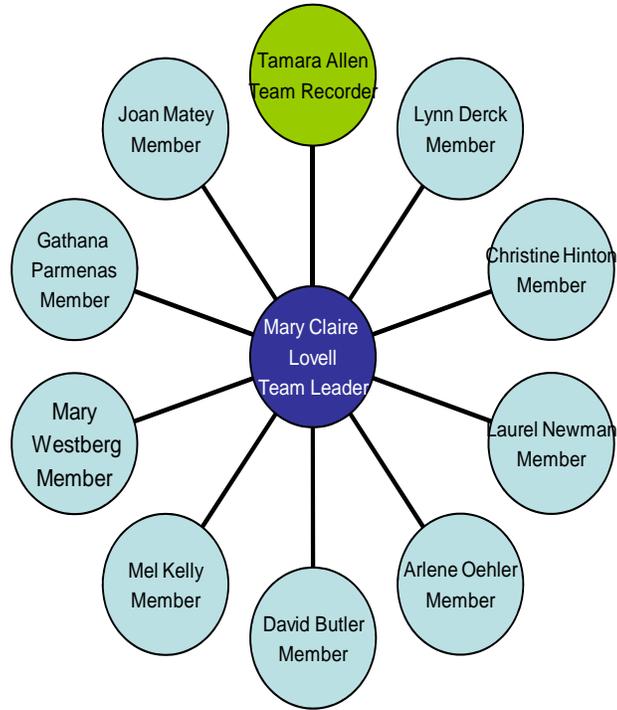


# Hazard Mitigation

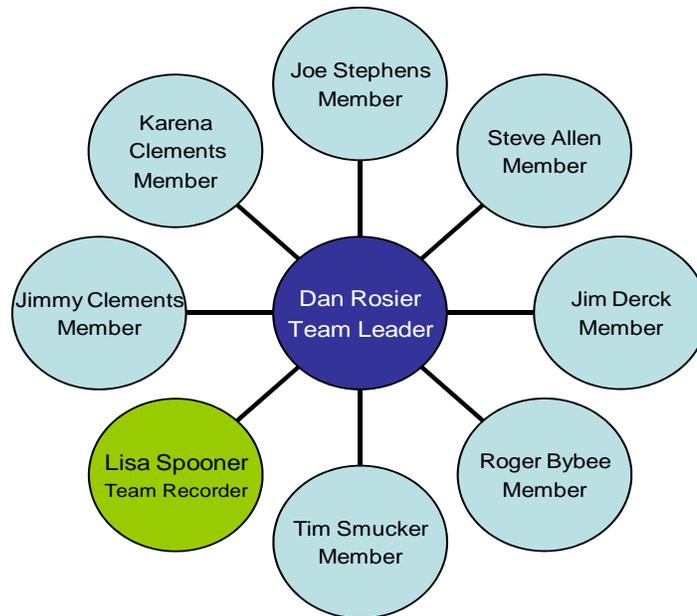
Hazard Mitigation



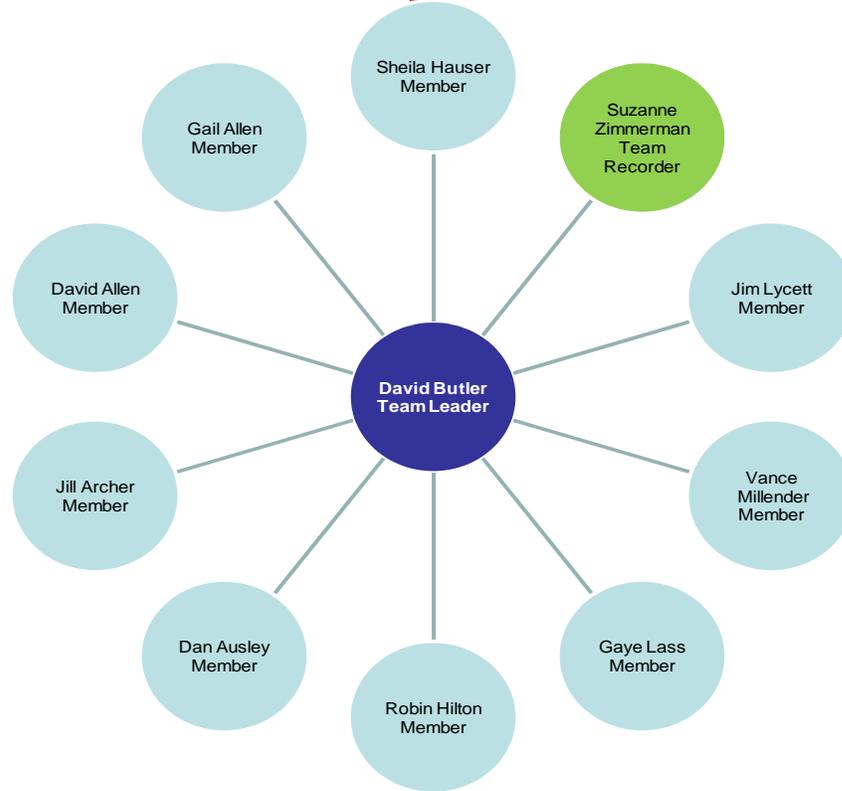
# Historical



# Public Access



# • Revitalizing the Economy



## ATTACHMENTS

- A. City of Carrabelle Map of Projects and Proposals
- B. Carrabelle Community Events Calendar 2008-2009
- C. Public Participation Plan
- D. Kids View: The Carrabelle Waterfront As I Want to See It
- E. Person on the Street Survey
- F. Mail out Survey
- G. Boat Ramp Survey
- H. Marine Resources Survey
- I. Inventory of Marine Resources
- J. Waterfront Property/Business Owners Survey
- K. Mapping Survey
- L. City of Carrabelle Resolution



<b>Project Key</b>	<b>Project Title and Description</b>
<b>1</b>	<p><b>Gulf Ave Frog Pond Conservation Park</b></p> <p>Waterfront steering committee initiative to seek funds to purchase and restore and provide limited public access to the area known as the "Frog Pond" at Gulf Avenue and 12th Street.</p>
<b>2</b>	<p><b>12th Street South East Access Park</b></p> <p>This project has already been approved by the Carrabelle City Commission. This street end park would feature picnic tables and a soft canoe launch access point. Funding for this project is nominal and labor will be provided Franklin County work camp.</p>
<b>3</b>	<p><b>10th Street South East Stormwater Project.</b></p> <p>An \$800,000 Florida Forever grant was awarded to the City of Carrabelle in order to restore and enhance this major stormwater outlet. The 10th street stormwater basin serves as a major stormwater component which serves the north and eastern portions of</p>
<b>4</b>	<p><b>9th Street right-of-way</b></p> <p>This Potential Street end offers a possible public access point for the city. No specific plans have been developed for this location at this time.</p>
<b>5</b>	<p><b>7th Street right-of-way</b></p> <p>Although no specific project is planned for this site if the city is successful in acquiring grant funds for the Blounts Cove city park then this city right-of-way would be directly adjacent to that park.</p>
<b>6</b>	<p><b>Blounts Cove City Park</b></p> <p>The City applied for a Florida Communities Trust (FCT) grant for the purchase of this waterfront property. If awarded, improvements to this park would include picnic tables and other park amenities detailed in the grant application. The city is awaitin</p>
<b>7</b>	<p><b>Carrabelle Wharf Project</b></p> <p>Carrabelle Redevelopment Area (CRA) Funds in the amount of \$454,000 are being used to construct double boat ramps, a staging dock and a fishing Cleaning station and other general site improvements. This project is currently underway and will be finished</p>
<b>8</b>	<p><b>Carrabelle Wharf enhancement Projects</b></p> <p>The Carrabelle Waterfronts Partnership steering committee applied for a grant under the Coastal Partnership Initiative in the amount of \$50,000. The grant funding will be used to make enhancements to the Carrabelle Wharf Project. These improvements incl</p>
<b>9</b>	<p><b>Marine Street Improvement Project</b></p> <p>Carrabelle Redevelopment Area (CRA) Funds of \$149,000 have been dedicated to remilling, repaving and retopping of Marine Street and improvements to parking facilities for the Carrabelle Wharf park. This important project will greatly enhance this importa</p>

<b>Project Key</b>	<b>Project Title and Description</b>
<b>10</b>	<p><b>Coast Guard Dock Improvement Project.</b></p> <p>\$30,000 worth of improvements were made to the Waterfronts Partnership dock (Coast Guard Dock on Marine Street) and office by Franklin County Tourist Development Council. Another \$135,000 has been granted by Florida Recreation Development Assistance Pro</p>
<b>11</b>	<p><b>Commercial City Landing Facility</b></p> <p>The Waterfronts Florida Steering Committee is seeking funding and plans for the purchase and improvements of the "Tom Crum's Fish House" property. This site will be used as a commercial landing facility for the working waterfront.</p>
<b>12</b>	<p><b>U.S. 98 or 4th Street Boat ramp</b></p> <p>\$20,000 has been dedicated by the Franklin County Tourist Development Council (TDC) to make improvements to this public access facility. Applications for permitting have been submitted for this site. Picnic and a canoe/kayak launch point is designated fo</p>
<b>13</b>	<p><b>12th Street Community Fishing Pier</b></p> <p>A proposal by a developer to exchange waterfront property and capital improvements for an existing road right-of-way has been proposed to the City Commission. This Proposal is currently under consideration and if accepted will include a fishing pier, pa</p>
<b>14</b>	<p><b>Marvin Drive Right-of-way</b></p> <p>This Potential Street end offers a possible public access point for the city. No specific plans have been developed for this location at this time.</p>
<b>15</b>	<p><b>3 River Road Launch Project</b></p> <p>Plans to develop improvements to the public launch area are being considered by the Carrabelle Waterfronts Partnership Steering Committee. Improvements as a launch point for canoes, kayaks and other small boats are under consideration.</p>
<b>16</b>	<p><b>Sands Field Project</b></p> <p>\$750,000 has been awarded to the City of Carrabelle by a line item from the Florida Legislature. Sands Field will be the site of new major component of the stormwater treatment system for Carrabelle. This site will also be the location for a new childre</p>
<b>17</b>	<p><b>Apalachicola National Estuarine Research Reserve</b></p> <p>The City of Carrabelle is in the process of negotiating a long-term lease to manage a portion ANERR land extending from Postum Bayou to Carrabelle Beach. This opportunity came about through the "charting the course" activities held by the Carrabelle Wate</p>
<b>18</b>	<p><b>Historic Survey and Plan</b></p> <p>The Carrabelle Waterfronts Partnership Program steering committee applied to Department of State, Historic Preservation Division for \$50,000 in funds to contract with a firm to survey and inventory historic and cultural resources in the City of Carrabelle. The application received top ranking among application in its category. Notification of award</p>

## Attachment B

<b>CARRABELLE COMMUNITY EVENTS CALENDAR</b>		
<b>Date</b>	<b>Event</b>	<b>CWP Activity Plan</b>
SEPT 20, 2008	INTERNATIONAL COASTAL CLEAN-UP	Coordinate Carrabelle area clean-up
SEPT 20, 2008	FLORIDA LIGHTHOUSE DAY	Collaborate with Crooked River Lighthouse Association
SEPTEMBER 25-27, 2008	ANNUAL KINGFISH SHOOTOUT FISHING TOURNAMENT	
OCTOBER 18, 2008	FORGOTTEN COAST BLACK BEAR FESTIVAL	Host booth featuring importance of clean-up and trash care
DECEMBER 12, 2008	HOLIDAY ON THE HARBOR	Office Open House
FEBRUARY 2009	RIVERFRONT CLEANUP	Coordinate Carrabelle River area clean-up
MARCH 13-15, 2009	CAMP GORDON JOHNSTON WWII ANNUAL REUNION	Collaborate with CGJM, float in parade
APRIL 25-26, 2009	CARRABELLE RIVERFRONT FESTIVAL	Host booth featuring importance of clean-up and trash care
JUNE 19-21, 2009	BIG BEND SALTWATER CLASSIC FISHING TOURNAMENT	

**Carrabelle Community Involvement  
Plan PHASE I  
July 2007 through December 2007**

**Attachment C**

Activity	Time Frame	Person Responsible	Steps	Comments
Organizing meeting of the Carrabelle Waterfronts Partnership Steering Committee	July 6, 2007	Tamara will coordinate	Announce meeting Prepare agenda and orientation package	Friends of the Waterfront became the Carrabelle Waterfront Partnership  Will hold monthly meetings until further notice then quarterly
Press Release for Celebration	July 9, 2007	Tamara	Press release sent to Times, Chronicle, Oyster Radio, Forgotten Coast TV	Done
Materials Developed	July 9 to 12, 2007	Tamara will coordinate	Program - Tamara Fact Sheet and Fact & myths – Barbara and Steve Printing – David	Done
Designation Celebration	July 13, 2007	Tamara will coordinate  Chamber will organize “Taste of Carrabelle” with local restaurants	Set-up – Lesley and Dan Display – Steve & Dan Registration – Butz and Carrell Fishy Fashion Show - Matey Take Down and Clean-up – David et. Al	Outstanding success. Good Press Coverage. DCA staff and other WF managers attended.
Celebration Debriefing Session	July 20, 2007	Tamara will coordinate.	Chamber (Carol) - Thank you note written.	Mailed with Chamber newsletter at bulk

				rate.
Activity	Time Frame	Person Responsible	Steps	Comments
Monthly report to City, CWP Steering Committee and CARES board	July 31 August 31 September 30 October 31 November 30 December 31	Tamara will prepare	Review calendar and deliverables	Done Done Done Done Done
WF Orientation	August 7	Tamara will coordinate	Schedule room Coordinate schedules Prepare materials and reminders	Completed for Committee
Budget request to City	September 3	Tamara and Georgia prepare a letter to the City requesting funds for furniture and computer set-up.	Prepare letter Submit to City Attend budget hearings	Received \$1500
Coastal Clean-up	Sept 15	Tamara coordinates with the Apalachicola Riverkeeper, Keep Franklin County Beautiful and local ANERR Office.	Set-up – Steve Registration – Barbara and Jim Food – Georgia	40 volunteers ages 4 to 74 collected over 2 tons of marine debris, served lunch won recognition for most cleaned up and dirtiest volunteers.
Submit Quarterly Report to City and Prepare City's report to DCA.	December 28	Tamara coordinates	Georgia creates data forms Tamara prepares report & coordinates with John McInnis	Done
Community Involvement Blitz	Nov 28 to Jan 24, 2008			
Activity	Time Frame	Person Responsible	Steps	Comments

Kick off at Senior Center	November 28	Tamara will coordinate	Tamara will make presentation at Senior Center Luncheon	Made brief announcement during luncheon and handed out numerous flyer.
Surveys – Person on Street, Boat Ramp, Mail Out	November 28- December 8	Tamara will coordinate	Need to finalize mail out survey to 700 citizens  Make changes and finalize person on street survey  Create boat ramp survey and schedule surveys.	Surveys on-going till December 15.
PR Campaign	November 12- December 8	Tamara will do basic PR, series of articles/editorials will be scheduled for the month	Tamara – will do lead for the first week under the name of WFP  Suggestions for editorials/articles: Mel Kelly Vance Millender Tim Saunders Jim Lycett  Post flyers inviting citizens to Open House  PSA's to OYSTER and The Coast Radio Stations  Tape spot for Government update on Forgotten Coast TV	Chronicle and Times article and community calendar.  10 posted and numerous others handed out.  Done and aired.  Tamara taped segment for government

**Carrabelle Waterfront Partnership  
Community Involvement Plan PHASE II  
January to June 2008**

Attachment C

Activity	Time Frame	Person Responsible	Steps	Comments
Newsletter	January 2008	Tamara will work with volunteers to create newsletter that would recap results of surveys	Work with Pat Bragdon who has indicated willingness to be the newsletter editor	
Data report from surveys		Georgia, Dan & Steve		To use as basis for discussion at 1-24 meeting
Steering Committee Meets	January 10 February 10 March 10 April 10 May 10 June 10	Tamara coordinates	Georgia gets meeting room Prepare materials Announce meeting	
Community Town Hall Meeting	January 24 and then Quarterly	Steering Committee will develop and implement plan for each meeting	Georgia will staff Tamara will coordinate Team Leaders will report to larger group	Meetings will be designed to share work of teams and to allow for input from community on the emerging plan elements.

## **KID'S VIEW:**

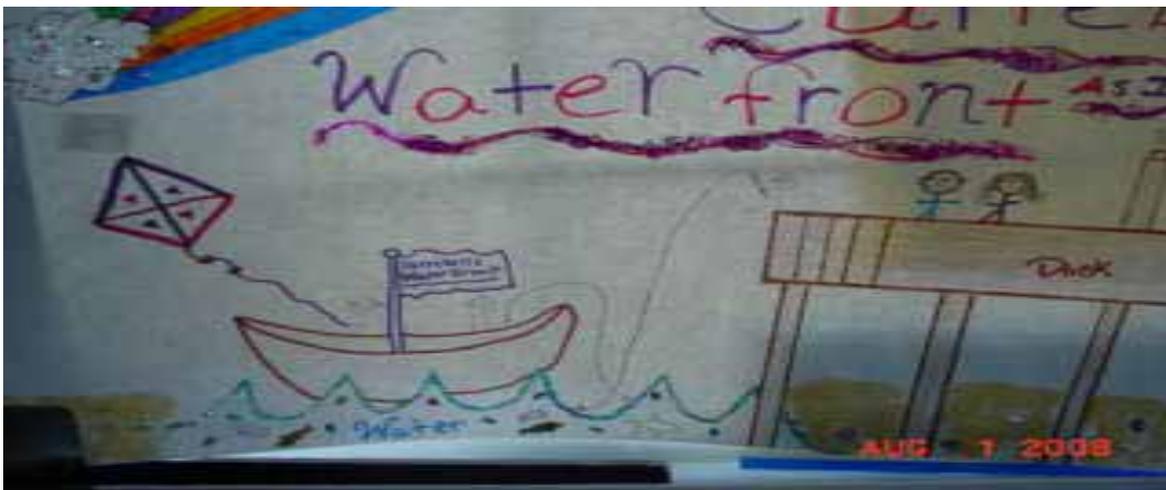
### **“The Carrabelle Water Front As I Want To See It”**

Stake holder: Children  
What Do the Children Want?

The Carrabelle Waterfront Partnership Grant sponsored a student poster contest to determine student priorities for waterfront development. The poster theme was “The Carrabelle Waterfront As I Want to See It.” Middle and high school students shared their vision.

Some specific ideas drawn were playgrounds, swimming facilities, picnic areas, restrooms, a parking lot for boat trailers, fishing docks, and abundant bird life including eagles, pelicans and herons. The shrimp industry was specifically labeled on several posters. One poster captured the idea of a thriving shrimp industry using pictures with the slogan, “Our Past is Our Future, Don't Let It Die.”

The aesthetic beauty of a river scene was captured in sunsets and rainbows. One poster portrayed happy people in a sailboat flying a kite and fishing. There was a strong environmental message conveyed in one sample with the slogan, “Do not litter.” There were also posters that included a restaurant and a scenic train ride. Finally a student chose to fill his poster with whimsical fish that portrayed famous people and occupations. Every poster submitted suggested ways to develop the waterfront to promote some form of recreation, the fishing industry or wildlife habitat preservation. The message the posters conveyed using several different illustrations was a definite need for clean water. These posters could be interpreted to mean that Franklin County students are sending a very strong message to developers and city leaders that the waterfront needs to be preserved in a pristine condition for the enjoyment and livelihood of current and future generations.









# Attachment E

## Survey Results

November-December 2007

### Walk around Survey

#### Waterfront Survey (Person on the Street)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

Is The waterfront an important part of the character of Carrabelle?

Is the waterfront part of the reason you live here?

1. What do you like best about the waterfront in Carrabelle?

- Floundering
- Pavilion -Public Access
- Drive Along and watch water activities
- Just knowing we have it
- Fishing from the dock

2. How do you use it? (Mark all that apply or add other)

- To work in
- Launch boat
- Fish from the dock
- Sit and look at it
- Paddle a canoe or kayak
- Use a cast net
- Mullet fish
- Relax
- Sail a boat
- Ride bicycle along
- Walk along
- Watch birds, crabs and manatees
- Other, list \_\_\_\_\_

How is the waterfront important tot the economy of Carrabelle?

- Brings visitors to Carrabelle
- Increases the money spent in our city
- Creates jobs for our citizens
- Business for the marinas, bait shops
- Customers for our stores and restaurants
- Others

3. What is your favorite part of the Carrabelle Waterfront?

- River
- Marshes
- City's waterfront park on Marine Street
- Boat ramps
- Shore along 30A

Fishing  
Other

4. Is it important to keep the river where you can get to it? \_\_\_Y \_\_\_N

5. What do you think Carrabelle needs to do to accomplish the following:

- Revitalize the working waterfront\_\_\_\_\_
  - Increase public access to the water\_\_\_\_\_
  - Reduce the results of a major storm\_\_\_\_\_
  - Preserve the environment\_\_\_\_\_
  - Preserve the historical places\_\_\_\_\_
- Commercial seafood dockage and product landing sites  
More fishing docks  
More sidewalks or boardwalks along the waterfront  
Keep the waterfront where you can get to it  
Protect and preserve sea grass beds and salt marshes  
More condominiums along US 98  
Preserve a viable and sustainable seafood industry  
More shops and stores along the river  
Protect our rivers, bays, and forests  
More parking along the river  
Another boat ramp  
Other

6. Would you like additional information about the Carrabelle Waterfront Partnership? \_\_\_\_\_Y \_\_\_\_\_N

- I want to help
- Invite me to meetings
- I want to be on a committee
- Keep me on your mailing list
- Send information by email

7. Would you like to be on our mailing list \_\_\_\_\_Y \_\_\_\_\_N

8. Are you a:  
Carrabelle resident \_\_\_\_\_Y \_\_\_\_\_N  
Property owner (in Carrabelle) \_\_\_\_\_Y \_\_\_\_\_N  
Home \_\_\_\_\_Rent \_\_\_\_\_Own  
Business \_\_\_\_\_ Owner

Name of person completing this survey

Survey conducted by:

Tamara Bibb Allen  
Carrabelle Waterfront Program Manager  
P O B 0666; 701 Marine St.  
Carrabelle, Florida 32322  
[tballen@gtcom.net](mailto:tballen@gtcom.net)

Georgia Russell  
Carrabelle Waterfront Partnership Office Manager

**Attachment F**

November-December 2007

Mail in

**Waterfront Survey (Mail Out Survey)**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

Is The waterfront an important part of the character of Carrabelle?

Is the waterfront part of the reason you live here?

1. What do you like best about the waterfront in Carrabelle?

2. How do you use it? (Mark all that apply or add other)

- To work in
- Launch boat
- Fish
- Sit and look at it
- Paddle a canoe or kayak
- Use a cast net
- Mullet fish
- Relax
- Sail a boat
- Ride bicycle along
- Walk along
- Watch birds, crabs and manatees
- Other, list

---

How is the waterfront important to the economy of Carrabelle?

- Brings visitors to Carrabelle
- Increases the money spent in our city
- Creates jobs for our citizens
- Business for the marinas, bait shops
- Customers for our stores and restaurants
- Others

3. What is your favorite part of the Carrabelle Waterfront?

- River
- Marshes
- City's waterfront park on Marine Street
- Boat ramps
- Shore along 30A
- Other

4. Is it important to keep the river where you can get to it? \_\_\_Y \_\_\_N

5. What do you think Carrabelle needs to do to accomplish the following:

- Revitalize the working waterfront\_\_\_\_\_
- Increase public access to the water\_\_\_\_\_
- Reduce the results of a major storm\_\_\_\_\_
- Preserve the environment\_\_\_\_\_
- Preserve the historical places\_\_\_\_\_

Commercial seafood dockage and product landing sites

More fishing docks

More sidewalks or boardwalks along the waterfront

Keep the waterfront where you can get to it

Protect and preserve sea grass beds and salt marshes

More condominiums along US 98

Preserve a viable and sustainable seafood industry

More shops and stores along the river

Protect our rivers, bays, and forests

More parking along the river

Another boat ramp

Other

6. Would you like additional information about the Carrabelle Waterfront

Partnership? \_\_\_\_\_Y \_\_\_\_\_N

I want to help

Invite me to meetings

I want to be on a committee

Keep me on your mailing list

Send information by email

Take me off your mailing list

7. Would you like to be on our mailing list \_\_\_\_\_Y \_\_\_\_\_N

8. Are you a:

Carrabelle resident \_\_\_\_\_Y \_\_\_\_\_N

Property owner (in Carrabelle) \_\_\_\_\_Y \_\_\_\_\_N

Home \_\_\_\_\_Rent \_\_\_\_\_Own

Business \_\_\_\_\_ Owner

Name of person completing this survey

Survey conducted by:

Tamara Bibb Allen

Carrabelle Waterfront Program Manager

Office Manager

P O B 0666; 701 Marine St.

Carrabelle, Florida 32322

[tballen@gtcom.net](mailto:tballen@gtcom.net) 850-697-8380

Georgia Russell

Carrabelle Waterfront Partnership

## **Attachment G**

### **Carrabelle Waterfront Partnership Boat Ramp Survey**

This information will be used to determine current usage of existing boat ramps in the Carrabelle Waterfront District and possible improvements that you suggest.

**Date:**

**Time:**

Day of the week: Monday  
Tuesday  
Wednesday  
Thursday  
Friday  
Saturday  
Sunday

Location:

Person Completing

Length of boat

Type of boat

**Are you a visitor or a resident?**

Carrabelle

Franklin County Resident

Visitor

County

State

**What is important to you in selecting a boat ramp?**

Deep Water Access

No Fee

Near favorite boating spots

Adequate parking

Near fishing supplies, bait

Close to home

Ease of launching and retrieving boat

Other

**What are your activities on your typical boating trips?**

Fishing

Working

Cruising

Other

**How Long have you been operating a boat in the Carrabelle area?**

**What do you like most about your Carrabelle area boating experience?**

**What can the City do to improve your Carrabelle area boating experience?**

**Do you have an idea about what the City should do with the 4th Street Boat Ramp?**

(next C-Quarters)

The Carrabelle Waterfront Partnership thanks you very much for your time and participation

## Attachment H

### Carrabelle Waterfront Partnership Marin Resource Survey

Please tell us about your last two boating trips in this area within the past 12 months. This information will be used to determine current usage of existing boat ramps in the Carrabelle Waterfront District and possible improvements that you suggest.  
This information will be used to determine current usage of existing boat ramps in the Carrabelle Waterfront District and possible improvements that you suggest.

**Question 1.** About what time did you get on the water for each of your last two trips?

First Trip: \_\_\_\_\_ AM PM

**Question 2.** About how long were you on the water on each of these two trips?

First Trip: \_\_\_\_\_ Hours Days Second Trip: \_\_\_\_\_ Hours Days

**Question 3.** Please circle the day(s) of the week that you took each of the two trips.

First Trip: Mon T Wed Thu Fri Sat Sun Second Trip: Mon T Wed Thu Fri Sat Sun

**Question 4.** What month did you take each of these two trips.

First Trip: J – F – M – A – M – J – J – A – S – O – N – D

Second Trip: J – F – M – A – M – J – J – A – S – O – N – D

**Question 5.** From the list below, please check the box beside the vessel type that best describes the boat that you used on each of the two trips.

<b>Trip 1</b>	<b>Vessel Type</b>	<b>Trip 2</b>
	Shrimp Boat	<input type="checkbox"/>
	Commercial fishing boat	<input type="checkbox"/>
	Jet ski / Personal Watercraft	<input type="checkbox"/>
	Kayak / Row / Canoe	<input type="checkbox"/>
	Sailboat	<input type="checkbox"/>
	Open fisherman / Flats / Skiff / John Boat	<input type="checkbox"/>
	Offshore Sport fisherman (with cabin)	<input type="checkbox"/>
	Power Cruiser (with cabin)	<input type="checkbox"/>
	Pontoon Boat	<input type="checkbox"/>
	Other (specify)	<input type="checkbox"/>

**Question 6.** How long is your boat? \_\_\_\_\_ Draft of your boat? \_\_\_\_\_

**Question 7.** Please indicate the departure site type for your first and second trips by checking the appropriate box.

<b>Trip 1</b>	<b>Departure Site</b>	<b>Trip 2</b>
	Timber Island Boat Ramp	<input type="checkbox"/>
	4th Street Boat Ramp	<input type="checkbox"/>
	Moorings Boat Ramp	<input type="checkbox"/>
	Dockside Boat Ramp	<input type="checkbox"/>
	Other (specify)	<input type="checkbox"/>

**Question 8.** When you took your last two trips were you a visitor or a resident?

Carrabelle? Franklin County: \_\_\_\_\_ State: \_\_\_\_\_

**Question 9.** About how long does it take to drive from your home to this ramp?

Hours \_\_\_\_\_ Minutes \_\_\_\_\_

**Question 10.** What is important to you in selecting a boat ramp?

- a) Deep-water access
- b) Availability of restrooms
- c) No fee
- d) Near favorite boating spots
- e) Adequate parking
- f) Near fishing supplies, bait
- g) Close to my home
- h) Ease of launching and retrieving boat
- i) Safe and secure parking area
- l) Other (*specify*) \_\_\_\_\_

**Question 11.** What are your activities on your typical boating trips? (*Check all that apply.*)

- Fishing
- Working
- Beach Picnicking
- Look at Nature
- Sightseeing
- Cruising
- Daytime Anchoring
- Diving
- Sailing
- Swimming

Other (*specify*) \_\_\_\_\_

**Question 12.** How long have you been operating a boat in the Carrabelle area? *\_Years*

**Question 13.** In what year were you born? \_\_\_\_\_

**Question 14.** What do you dislike most about your Carrabelle area boating experience?

**Question 15.** What can we do to improve your Carrabelle area boating experience?

**Question 16.** What do you think the City should do with the 4<sup>th</sup> Street Boat Ramp?

**The Carrabelle Waterfront Partnership THANKS YOU VERY MUCH  
for your time and participation!**

---

DATE:

LOCATION:

PERSON COMPLETING:

## **Attachment I**

### **Carrabelle Marine Resources Survey Summary 2008**

- Two public boat ramps with limited parking and staging area:
  - Timber Island Ramp (Franklin County)
  - US 98 & Fourth Street Ramp (City of Carrabelle)
  
- Two private boat ramps - limited parking and staging areas:
  - Moorings \$20.00
  - Dockside \$10.00
  
- Five full-service marinas:
  - "C" Quarters
  - Carrabelle Marina
  - Carrabelle Boat Club
  - Dockside
  - Moorings (Certified Green Marina)
  
- Approximate boat capacity available to the public
  - 225 wet slips
  - 355 dry stack slips
  - 150 boat/trailer storage
  - Facilities for over 720 boats
  
- Fishing Docks:
  - Marine Street Pavilion
  - Waterfront Dock
  
- Cast Netting Sites (traditional):  
12<sup>th</sup> Street and 7<sup>th</sup> Street ends along 30-A
  
- Soft Launches (traditional):  
Numerous along 30-A and the end of Three Rivers Road
  
  
- One boat dealership with Grady White and other boats for sale and service, and
- One boat dealership with Grady White and other boats for sale and service, and boat engine repair services (Carrabelle Marina).
  
  
- One limited service boat yard with storage and 30/80-ton travel lift haul-out service (Dockside Marina).
  
  
- One full-service diesel marine engine service and repair (Marine Systems).

- One fiberglass boat repair service (Marshal Marine).
- One kayak and canoe rental. (Excursions in Hell)
- One mobile yacht service repair.
- One mobile marine mechanic service.
- One boat top and marine canvas service and repair shop. (Brook's Upholstery)

Note: Survey does not include numerous condominium developments that have private ramps, docks and boat slips.

- One full-service diesel marine engine service and repair (Marine Systems).
- One fiberglass boat repair service (Marshal Marine).
- One kayak and canoe rental. (Excursions in Hell)
- One mobile yacht service repair.
- One mobile marine mechanic service.
- One boat top and marine canvas service and repair shop. (Brook's Upholstery)

Note: Survey does not include numerous condominium developments that have private ramps, docks and boat slips.

Attachment J

Carrabelle Waterfront Partnership  
Waterfront Owner's Survey - May 2008

- 1a. Do you think the Working Waterfront is important to the character of Carrabelle?
- 1b. Do you believe it is *VITAL* to the Carrabelle economy to retain the Commercial Seafood Working Waterfront?
- 2a. What do you like best about the waterfront in Carrabelle?
- 2b. What would you change on the waterfront if you could change any city ordinances.
3. What actions [if any] would you like to see the City of Carrabelle assist, act on, subsidize, requires, etc? Please mark any and all with any appropriate actions, like the underlined. Remember, Do nothing or Leave Alone are possible responses.
  - a. Bringing the Commercial Working Waterfront back to Operating Status
  - b. Revitalizing the Carrabelle Economy with Commercial SF activity
  - c. Revitalizing the Carrabelle Economy with related Water-Dependent activity
  - d. Revitalizing the Carrabelle Economy with any type of economy that creates jobs and increasing tax basis for funding City services
  - e. Creating special zoning ordinances for higher residential density waterfront within 35' height height restriction if public access is guaranteed for all the public
  - f. Protecting the waters from contamination hazards
  - g. Protecting the waterfront against damage from storms, winds, and water
  - h. Preserving our historical/cultural places for Carrabelle's Future City-Identity
  - i. Increasing public access to the water by changing ordinances for private landowners
  - j. Provide General Liability coverage on private property for Public access to water front. i.e. boardwalk, fishing from docks, access path to cast netting area, etc.
  - k. What should the city's involvement be in Private development plans of the remaining undeveloped Commercial Property on the Waterfront?

Are you a: [Check all that apply] Carrabelle Resident

- City Voter
- Property Owner
- Home Owner
- Business Owner
- County Resident

**THANK YOU for being a voice in the potential future formation of Port Carrabelle!**

**Drop survey by Waterfronts office at 701 Marine Street or FAX to 697-2142 [FAX]**

**Attachment K**

Survey Results

24 with no contact information + 53 w/ some sort of contact information = 77 people

April 26-27, 2008

Walk around Survey Riverfront Festival

**Waterfront Survey**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

Are you a visitor to Carrabelle

What activities bring you to the Carrabelle Waterfront?

Canoeing/kayaking

picnicking/relaxing

fishing

boating

Other, Walking, eating, fresh, local fish, living, friends

Festival, WCTV Advertisement

Community Involvement

food and art show

Talent Show

Waterfront

Weekend beach cottage

This is like heaven

Restaurants

Beach

Beauty

Life

Medical Clinic

Hiking and camping

Commercial Captain

Have family here

View

Eating:(could use more quality restaurant, like Julia Mae's and board walk for shops

Please circle and write the activity on the map (other side) where you do the above activities.

Do you feel the sites you use need improvement? If so, explain what improvements are needed.

