



Agency, and also proposed a slate of additional assets to be constructed at the marina, including a new 6,000 square foot restaurant. To conform to property disposal regulations, the FPRA Board authorized issuance of an RFP in May, 2012. Two respondents made proposals and the staff and FPRA Board approved of the one developed by DGCC. After months of negotiations, the RFP was cancelled in January, 2013 because the proposal did not meet sufficiency, as determined by the Board.

As an element of potentially developing Fisherman's Wharf, the King Plant site and other waterfront assets, staff attended a series of State-sponsored Florida Working Waterfront meetings in Steinhatchee and Crystal River to study issues surrounding this unique form of redevelopment.

Fisherman's Wharf is also the target of an ongoing lawsuit by a rival marina. Because it is an ongoing legal issue, staff cannot comment on the particulars of the case and only mentions it to point out that the litigation has caused the Agency to incur a considerable legal cost to defend its position.

Other Capital Projects

The FPRA was involved in a number of issues surrounding assets owned by the Agency.

Kings Inn: The Kings Inn at 414 Avenue D is a landlocked property owned by the FPRA. The building has no dedicated parking or room for any improvements other than to the building, itself. The property to the east of the building, which fronts on US Hwy. 1 is in foreclosure. Using CDBG funds, staff attempted to acquire the additional land through means of a short sale, but the bank will not discount the selling price nor will it split up the parcel as of this writing.

Jetty Park: The FPRA sold, for costs incurred, the one acre parcel to the west of Jetty Park, acquired from Stan Oginz in 2010, to the City to provide ROW for the Seaway Drive/A1A roundabout. The park is currently under construction, anticipating completion in June, 2013. As an element of the park development requirements in the FCT grant, staff has developed three elements of a planned Amphibious Base cultural trail to be installed in the park.

Old St. Anastasia School: As an element of the State Department of Emergency Management's wind mitigation program, staff has applied for funding to replace all existing windows in this historic structure with large impact resistant glazing, replicating the existing original double hung windows. At this time, we await final approval from the DEM. On a related note, the CDBG plan has dollars approved to repair the concrete columns, to replace the existing doors and point up the southern façade of the building. We are holding on the improvements, pending the replacement of the windows.