



**INDIAN RIVER COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM**

**Assistant County Administrator /  
Department of General Services**

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**Date:** June 3, 2019

**To:** Jason E. Brown, County Administrator

**Thru:** Michael C. Zito, Assistant County Administrator

**From:** Beth Powell, Asst. Director Parks & Conservation Resources

**Subject:** Application to the Florida Department of State, Division of Historical Resources for the Archie Smith Fish House (Special Category) and Jones' Pier Conservation Area (Small Matching)

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**DESCRIPTIONS AND CONDITIONS**

As part of the ongoing efforts to open conservation sites to the public, staff prepared and submitted two grant applications on May 31, 2019, to the State of Florida Division of Historical Resources for the Archie Smith Fish House and Jones' Pier Conservation Area. Both conservation areas are identified in the 5-Year Capital Improvement Element of the Comprehensive Plan (CIE) (approved December 4, 2018). Funding, if awarded, would become available after July 1, 2020.

**ANALYSIS**

**ARCHIE SMITH FISH HOUSE**

The Archie Smith Fish House was purchased in 2007 under the County's environmental lands program. The conservation area is approximately 1.15 acres and is located at 1740 North Indian River Drive in Sebastian. It is one of the last remaining fish houses significant to the Sebastian area's Working Waterfront. The Fish House and associated structures including the Ice House (the old Roseland Depot located there in 1931) were in operation until the 2004 hurricanes Francis and Jeanne. The structures on the site have not been accessible to the public due to the resulting hurricane damage and structural safety issues due to age. The buildings have been secured and maintained by County staff with the intention to fully restore and repair the site for public access and educational purposes.

In 2012, county staff submitted an application the DHR for a small matching category grant to develop a detailed restoration plan and architectural/engineered design for the fish house and associated structures. The County received the grant and hired Atelier AEC, Inc. to complete the design and restoration plans. The plans were completed and the first phase of the project included rebuilding the dock with grant funds provided by the Florida Inland Navigation District. The dock has since been repaired and will be opened to the public for passive recreation purposes.

In order to move forward with restoration of the buildings, staff prepared a DHR special category grant specifically for the restoration of the Ice House. Based on the engineer's estimate, stabilization and

restoration of the Ice House will cost \$294,245 including architectural and structural engineering modifications to the existing plans, permits, and construction. Staff requested \$147,121 with a \$147,124 match. Notice of award, if funded, will be presented to the Board of County Commissioners for consideration and approval. The special category grant funds would become available July 1, 2020 with a 24 month completion deadline.

**FUNDING**

<b>Grant Request Grant Element</b>	<b>DHR Request</b>	<b>Proposed County Cash Match</b>	<b>Total</b>
Architectural Design	\$4,912	\$4,913	\$9,825
Structural Engineering	\$2,750	\$2,750	\$5,500
Local/State/Federal Permitting & Mobilization	\$14,232	\$14,233	\$28,465
Construction	\$118,027	\$118,028	\$236,055
Construction Administration	\$7,200	\$7,200	\$14,400
<b>TOTAL:</b>	<b>\$147,121</b>	<b>\$147,124</b>	<b>\$294,245</b>

Should the grant be awarded and approved by the Board of County Commissioners, the County match would be funded from the \$200,000 identified in the approved Capital Improvement Element (December 4, 2018) from Optional Sales Tax (Archie Smith Fish House Restoration FY2020-21).

**JONES’ PIER CONSERVATION AREA – RESIDENCE STABILIZATION AND MUSEUM PLANNING**

As part of the overall site improvements for the Jones’ Pier Conservation Area, staff submitted a Small Matching Category grant application to the DHR to provide design and engineering services for the Main Residence (aka Jones’ home, 1921 cottage). The CIE identifies the funding source for the stabilization, elevation and renovation of the historic home in the amount of \$265,000 which includes a Hazard Mitigation Grant Program (HMGP) that is currently pending for the elevation of the structure. This grant, if awarded and accepted by the BCC, will provide matching funds in the amount of \$11,225 with a County match of \$11,225. The grant outlines the structural analysis of the building, architectural fees, mechanical and electrical engineering, permitting and bid documents, design and engineering for ADA access and contaminant testing. Notice of award, if funded, will be presented to the Board of County Commissioners for consideration and approval. The small matching category grant funds would become available July 1, 2020 with a 12 month completion deadline.

**FUNDING**

<b>Grant Request Grant Element</b>	<b>DHR Request</b>	<b>Proposed County Cash Match</b>	<b>Total</b>
Structural Analysis of Buildings	\$1,700	\$1,700	\$3,400
Architectural Fees	\$4,375	\$4,375	\$8,750
Mechanical & Electrical Engineering	\$1,250	\$1,250	\$2,500
Permitting & Bid Docs	\$500	\$500	\$1,000

Design/Engineering for ADA Access	\$2,000	\$2,000	\$4,000
Asbestos/Lead/Contaminant Testing	\$1,400	\$1,400	\$2,800
<b>TOTAL:</b>	<b>\$11,225</b>	<b>\$11,225</b>	<b>\$22,450</b>

Should the grant be awarded and approved by the Board of County Commissioners, the County match would be funded from the \$100,000 identified in the approved Capital Improvement Element (December 4, 2018) Jones' Pier Conservation Area House Restoration/Elevation FY 2020/21 (Sebastian Harbor Preserve FCT Grant Fund) .

**ATTACHMENTS:**

Grant Form – Archie Smith Fish House: Archie Smith Fish House Restoration Phase III– Division of Historical Resources

Grant Form – Jones' Pier Conservation Area: Jones' Pier Residence Stabilization & Museum Planning – Division of Historical Resources

**APPROVED AGENDA ITEM FOR JUNE 11, 2019**