



**INDIAN RIVER COUNTY, FLORIDA**  
**AGENDA ITEM**  
**Parks, Recreation & Conservation Department**  
**Conservation Lands Division**

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**Date:** October 4, 2024  
**To:** The Honorable Board of County Commissioners  
**Thru:** John A. Titkanich, Jr., County Administrator  
Michael C. Zito, Deputy County Administrator  
Beth Powell, Parks, Recreation & Conservation Director  
**From:** Wendy Swindell, Assistant Director Parks & Conservation  
**Subject:** Approval to Record a Restrictive Covenant Declaring Jones' Pier Bungalow Federal Hazard Mitigation Assistance and Perpetual Maintenance of Flood Insurance

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**BACKGROUND:**

The historic Jones' Pier bungalow/house, originally constructed in the 1920's, was inundated with approximately 7-9 inches of water for an extended period of time after the passing of Hurricane Matthew in 2016. The purchase agreement between the County and Florida Communities Trust requires renovation of the bungalow into an Interpretive Center showcasing historical elements of Jungle Trail and the Jones family.

Following Hurricane Matthew, the County applied for Hazard Mitigation grant funding from the Florida Department of Emergency Management (FDEM) to elevate the structure and provide increased durability against future storms. The estimated project cost of \$78,981.00 was funded by the FDEM in June 2021.

In November 2022 the Board approved a Job Order Contract (JOC) in the amount of \$460,629.70 to complete the elevation of the bungalow. Construction was completed in January 2023. Upon review of the final construction cost, the FDEM notified the County that the project cost for the Hazard Mitigation grant was eligible to be increased to \$456,121.00. A modified FGDEM grant agreement including the revised project cost was approved by the Board on August 15, 2023. In order to receive funding for the project, the County agreed to provide perpetual flood insurance for the bungalow.

The FDEM project includes the construction of concrete entry steps and additional structural work to the floor of the bungalow. The JOC elevation project did not include these items within the scope of work. The subsequent bid for the renovation of the bungalow was awarded by the Board in November 2023. The renovation was deemed substantially complete on September 30, 2024.

**DESCRIPTION AND CONDITIONS:**

The close-out documentation to receive reimbursement of grant monies includes a requirement to provide current flood insurance certificates to the FDEM. In addition, the close-out requires that documentation of flood insurance requirements (Attachment #1) be recorded by the Clerk of the Court.

**FUNDING:**

Funding for recording fees in the amount of \$35.50 will come from the Optional Sales Tax/Parks/Jones Pier Improvements account, number 31521072-066510-18010.

<b>Account Description</b>	<b>Account Number</b>	<b>Amount</b>
Optional Sales Tax/Parks/Jones Pier Improvements	31521072-066510-180190	\$35.50

**RECOMMENDATION:**

Staff respectfully requests approval to record a restrictive Covenant Declaring Jones' Pier Bungalow Federal Hazard Mitigation Assistance and Perpetual Maintenance of Flood Insurance (Attachment #1).

**ATTACHMENTS:**

Attachment #1 – Covenant Declaring Jones' Pier Bungalow Federal Hazard Mitigation Assistance and Perpetual Maintenance of Flood Insurance

**APPROVED AGENDA ITEM FOR NOVEMBER 5, 2024**