



**INDIAN RIVER COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM  
Department of General Services  
Parks & Conservation Resources**

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**Date:** October 7, 2019

**To:** The Honorable Board of County Commissioners

**Through:** Jason E. Brown, County Administrator  
Michael C. Zito, Assistant County Administrator  
Kevin Kirwin, Director Parks & Conservation Resources

**From:** Beth Powell, Assistant Director Parks & Conservation Resources

**Subject:** Jones' Pier Conservation Area Public Use Improvements – Project Update, Florida Division of Historical Resources Grant Completion and Request to Apply for Additional Funding

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## **DESCRIPTIONS AND CONDITIONS**

For the past two and a half years, staff has been working on the development and implementation of a plan to provide storm repair damages, public access improvements, and lagoon water quality enhancements at the Jones' Pier Conservation Area (Jones' Pier CA). The 16.5 acre conservation area was purchased in 2008 with a \$3.1M cost-share grant from the Florida Communities Trust. The total purchase price was \$6.8M and the project was a priority acquisition through the County's Environmental Lands Program. The property was purchased to protect the historically significant site as well as to provide environmental protection on the barrier island. After Hurricane Matthew in 2017, it became clear that the County would need to expand the management plan efforts identified to include protection of the site from future storm surge, which became a pivotal point in the design and development of the public access improvements. During this time period the County has increased the focus of projects that provide water quality benefits to the Indian River Lagoon through Lagoon Legacy Projects. The planned improvements for the Jones Pier CA project were modified to maximize water quality benefits in addition to providing public access amenities. The resulting engineering and design for the project includes a 4-acre saltmarsh with boardwalks, parking area with pavilion and restroom, restored hydric hammock, 100 foot living shoreline, 1+ mile hiking trail along the perimeter of the site, and elevating the 1920s Bungalow Cottage. Hurricane related repairs to both the Bungalow Cottage and the adjacent, smaller house are currently underway.

This update is to provide the Board with an overview of the current status of the project. In addition, staff will provide the Board with information regarding the successful completion of the 2018 Florida Division of Historical Resources Small Matching Grant that was completed in July 2019.

## **CURRENT STATUS OF PROJECT ELEMENTS**

### **JONES' PIER CONSERVATION AREA PUBLIC SERVICE VIDEO #1**

Staff contracted with Verola Media to create the first in a series of public service announcements for the improvements developing at the Jones' Pier CA. This video will be available on Channel 27, on the County's website, Conservation Facebook page, and at other locations that request the video, i.e. Chamber of Commerce, Indian River Historical Society, etc.

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### **2018 FLORIDA DIVISION OF HISTORICAL RESOURCES SMALL MATCHING GRANT**

In August 2018, the Board approved the Division of Historical Resources Small Matching Grant for the Jungle Trail Greenway Public Access Improvements. The grant provided up to \$27,550 with an equal match from the County to build a replica Fruit Stand and to provide educational information at key sites along the Historic Jungle Trail. The Jungle Trail is listed on the National Register of Historic Places, and the Jones' Pier CA is contributing structure, and also qualifies for consideration to be listed on the National Register as a Historic District. The grant funds were utilized to design and build a replica of the historic Fruit Stand which dated back to the 1920s/early 1930s. Design and construction of a replica was necessary as the original structure had been significantly modified and was in a state of disrepair. The Fruit Stand will serve as an anchor point along the Historic Jungle Trail, providing historical and environmental education exhibits for visitors to the site and passerbys along the trail. In addition, the grant provided the production of an educational brochure and 8 educational exhibits at key locations including Pelican Island National Wildlife Refuge (both North and South entrances), Jungle Trail (at County Road 510), Captain Forster Hammock Preserve, Jones' Pier CA, Historic Bridge Tender's Site, the Kroegel Homestead and the Archie Smith Fish House. The educational displays provide connectivity between the County's various lagoon front Conservation Areas and provides educational information along the Historic Jungle Trail and Working Waterfront in Sebastian. The grant was successfully completed under budget with a state reimbursement of \$26,734.45 and a County cash contribution of \$13,169. Approximately \$13,500 of in-kind services were provided as a non-cash match.

### **HURRICANE MATTHEW REPAIRS**

In July 2019, a contract was awarded to complete the necessary storm related repairs to the Main Bungalow Cottage and the smaller concrete block house. The contractor is expected to have all repairs completed by October 31, 2019.

### **HAZARD MITIGATION GRANT FOR ELEVATION OF THE 1920S BUNGALOW COTTAGE**

The County was provided with Pre-Award approval to hire a contractor to complete necessary engineering for the elevation of the 1930s Bungalow Cottage (Main House). In August 2019, a contractor was hired to and is finalizing the engineering and design for review by the State Historic Preservation Office and Florida Division of Emergency Management. Once those plans have been approved, it is anticipated that the Hazard Mitigation Grant Program Grant will be issued, and staff will bring the final grant award agreement to the Commission for review and approval.

### **PREPARATION OF BID DOCUMENTS FOR THE PUBLIC USE IMPROVEMENTS AND SALT MARSH WETLAND**

All engineering and architectural design has been completed for all elements of the public use improvements and natural resource enhancements proposed for the project. Staff is preparing the final bid documents and expects the project to be advertised by November 1, 2019.

### **LIVING SHORELINE PROJECT**

Staff has received notice from the Florida Fish & Wildlife Conservation Commission (FWCC) that funding is approved for the creation of a living shoreline along the Jones' Pier CA. The FWCC will provide a purchase order to the County for the living shoreline which will be a key demonstration point for

environmental education as well as to provide enhanced habitat and shoreline protection along the Indian River Lagoon.

**CURRENT AND FUTURE GRANT FUNDS**

Below is a summary of the grant funds awarded for the Jones’ Pier CA, including those not yet awarded and future grant applications staff anticipates submitting.

Grant Source	Description	IRC Match	Agency Funding	Total Funds	Status	Timeframe
Hazard Mitigation Grant Program/Florida Division of Emergency Management	Elevate structure	\$19,675	\$59,025	\$78,700	In Review	Pending Approval
Florida Division of Historical Resources 2018	Small Matching Grant to rebuild fruit stand and create educational exhibits along Jungle Trail	\$27,550	\$27,550	\$55,100	Awarded	Completed
Florida Inland Navigation District	Public Access Amenities	\$130,000	\$130,000	\$260,000	Awarded	In Progress 9/30/2021
Indian River Lagoon National Estuary Program	Resource enhancement – Salt Marsh Wetland	\$61,000	\$61,000	\$122,000	Awarded	In Progress 9/30/2020
Florida Department of Environmental Protection – Coastal Partnership Initiative	Resource enhancement – Salt Marsh Wetland	\$0	\$50,000	\$50,000	Using Existing IRLNEP match- Awarded	In Progress December 31, 2020
Florida Fish & Wildlife Conservation Commission - MEHRMA	Resource enhancement – Living Shoreline	\$0	\$27,300	\$27,300	Using Existing IRLNEP match- App submitted November 2018	Pending Purchase Order
Florida Division of Historical Resources 2019	Stabilization of House/Museum Planning	\$10,725	\$10,725	\$21,450	In Review	TBD
Florida Inland Navigation District Waterways Assistance Program 2020	Museum Improvements/ Educational Displays	TBD	TBD	TBD	Due March 2020	Propose to apply
State Water-quality Assistance Grant/Federal Clean Water Act 2020	Educational Displays	TBD	TBD	TBD	Due April 2020	Propose to apply

## **FUNDING**

Funding for the Jones' Pier Conservation Area improvements in the amount of \$826,000 is outlined in the Capital Improvements Element of the Comprehensive Plan, approved on December 4, 2018. This includes funding sources from grants, Optional Sales Tax, the Upland Mitigation Fund, and the Windsor Properties Exchange Donation. Additional funding for the elevation of the house and future renovations are identified and funded separately through the Sebastian Harbor Preserve FCT Grant Fund 145, Optional Sales Tax, DHR Small Matching Grant, and the Hazard Mitigation Grant Program in the amount of \$265,000. Should additional funding be necessary, revisions will be made to the 2019 Capital Improvement Plan in December 2019.

## **STAFF RECOMMENDATION**

Staff requests authorization to apply for funding through available grant sources (including the Florida Inland Navigation District's 2020 Waterways Assistance Program) to repurpose the 1920s Bungalow Cottage/Main House as a museum with associated educational exhibits focused on historical and environmental education.

## **APPROVED AGENDA ITEM FOR OCTOBER 15, 2019**