

**ITEM 14.C.1
JUNE 13, 2017**

**INDIAN RIVER COUNTY
BOARD OF COUNTY COMMISSIONERS**

INTER-OFFICE MEMORANDUM

TO: Members of the Board of County Commissioners

DATE: June 7, 2017

SUBJECT: Roseland Community Building

FROM: Susan Adams, Commissioner
District 1

I'm bringing this forward and asking the Commission to allocate \$8300 to assess the condition of the Roseland Community Building. I respectfully request the information contained herein be given formal consideration by the Board.

BACKGROUND:

The Roseland Community Building, a county asset and community gem, is in danger of falling into the St Sebastian River. The 88 year old building is suffering from termite damage, floor damage and structural settlement. The county does not have a full understanding of the extent of the issues and damage facing this historic structure, nor is there a plan in place to address them. Left unaddressed these issues will continue to devalue and erode this important county asset. We have far too many historic structures within the county that have been lost or significantly damaged due to deferred or lack of maintenance, for example the Archie Smith Fish house and the 1920's Homestead at the South Prong Preserve/Shadowbrook Tract.

The Roseland Community Building is a vital part of the community. Nestled in the Roseland Community Park, it is the only county building overlooking the St Sebastian River. The building is listed on the Florida Master Site File of Historical Structures. It is referenced on the Roseland Historical Marker and included in the Historic Roseland Neighborhood Plan which was created by the Roseland Neighborhood Plan Task Force and adopted by the BOCC September 9th, 2003. The purpose of the Historic Roseland Neighborhood Plan is to create and identify goals to ensure that Roseland maintains its unique character, identity and sense of place. This building is an essential part of that sense of place and a part that we cannot recreate. We should be active participants in

this plan, helping move identified goals forward. The preservation/renovation of the Roseland Community Building falls squarely within these parameters.

- “Roseland Neighborhood Plan Goal...The goal of the Roseland Neighborhood Plan is to maintain the quality of life in the Roseland are, preserve natural and historic resources...” *Historic Roseland Neighborhood Plan pg. 37*
- “Quality of Life....While Roseland residents currently enjoy a high quality of life, that quality of life can be further enhanced through various projects and programs to beautify Roseland and preserve its historic integrity” *Historic Roseland Neighborhood Plan pg. 42.*

In the late 1920's the Roseland Women's Club received permission from Indian River County to construct a building on county land that was reserved for the Roseland Community Park. Construction was completed in 1929 and included pilings from the old bridge used as underpinnings. On January 19th, 1959 the Indian River County Board of County Commissioners requested that the Roseland Women's Club be designated custodians of the Roseland Community Building. In 1984, the IRCBOCC entered into a lease with the Roseland Women's Club, noting that there never was an official lease, but rather an understanding over the years. The Lease ran for a term of 20 years, terminating in 2004. The lease has not been renewed, although the Roseland Women's Club continues to perform duties required under the expired lease...i.e. Utilities, scheduling, interior maintenance etc.

Public Works Director Rich Szyrka has reinstalled the A/C and stabilized the building per direction from the BOCC at the March 7th meeting. The building remains unoccupied at this time due to the unknown extent of the damage to the substructure of the building. In order to better ascertain the issues facing the building, staff has a proposed work order to perform a building analysis that would include a report of all necessary repairs as well as estimated costs for these repairs. The proposed cost would be \$8,300 and would be appropriated from the general fund.

I respectfully request that we give direction to staff to move forward with Work Order #7 Roseland Community Building - Building Analysis. I feel it is in the best interest of the county to expend the funds to protect our asset from further devaluation.

FUNDING: Funding for this project would be derived from the general fund.

RECOMMENDATION:

Direct staff to move forward with Work Order #7 Roseland Community Building- Building Analysis and authorize the execution of any documents needed for such.

ATTACHMENTS:

- 1989 Lease
- Letters of Support
- Work Order #7

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