

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF JANUARY 23, 2003**

Members Present: Bert Francis, II, Chairman
Sandee Natowich, Vice Chairman
Duane Watson
Bob Barranco
Mike Selig
Michelle Daignault-Ives

Members Absent: Roddy Kring

Agency Staff: Doug Robertson, Consultant
Barbara Carta, Executive Secretary
Sunny Rocheleau, Temp

County Staff: Terri Jones, Assistant County Attorney
John Denninghoff, Public Works

Guests: Teen Woon, Singer Architects
Wayne Bachman, World Savings
Joyce Gumphier, Allen Engineering Inc.
Ralph Perrone, Perrone Properties

NEXT REGULAR MEETING SCHEDULED FOR FEBRUARY 27, 2003, 2:00 P.M., MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.

Chairman Francis called the meeting to order. All were present except one indicated above.

The minutes of the December 19, 2002 meeting were reviewed.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY BOB BARRANCO, APPROVING THE MINUTES OF THE DECEMBER 19, 2002 BOARD MEETING. MOTION PASSED UNANIMOUSLY.

Agenda Item 1 – Request For Approval Of World Savings Bank Site Plan

Mr. Teen Woon from Singer Architects introduced Mr. Wayne Bachman, a World Savings Bank representative. Mr. Bachman commenced to give a quick overview of the type of bank World Savings would be. He commented that the parent company is Golden West Financial which is based out of Oakland, California. They are primarily a savings bank with close to fifty (50) branches in Florida, each branch being site specific with regard to design. Mr. Woon then passed out elevation drawings. He commented that Publix had already approved the site on their master plan, that the design was compatible with Publix in that the colors match their structure, it was a one-story building of 25' in height, that they reduced the size of the bank from 4,000sf to 3,750sf, and that a majority of their

clients were elderly. He also stated that a traffic flow study had been done in regards to the amount of traffic, parking spaces, ATM and concluded that there would not be an exceptionally high volume of traffic added to the existing Publix's traffic.

The Board then expressed their concerns regarding the ingress/egress points to the bank stating that the traffic flow in the parking lot was difficult at best. Mr. Woon stated they had to work with the existing master plan with the west access being the main one for Publix, which also leads to World Bank. The east access leads directly into the bank parking lot. No changes would be made to any of the existing ingress/egress points or any others added.

The Board then asked whether there would be any stop/yield signs installed at the drive thru and the pass thru lane as they were not showing on the site plan they had. Mr. Woon said those were shown on the pigment blocking plan as the county had commented on this as well.

Signage was discussed. It was noted that World Bank's sign was at the east end and that it would probably be more visible if positioned at the west end. Mr. Woon stated that Publix's sign was already positioned at the west end so they had no other choice but the east end. Another issue brought up by the Board was regarding the landscaping as to whether the required trees at maturity would block the line of site and cause a safety problem. Mr. Woon stated that the county had asked them to add 4 more large trees, which would then adhere to ordinance.

It was then decided by the Board that the site plan meets the goals and objectives of MIRA. A copy of the revised site plan will be sent to the MIRA office.

MOTION MADE BY MIKE SELIG, SECONDED BY SANDEE NATOWICH, RECOMMENDING APPROVAL OF THE SITE PLAN SUBJECT TO THE SITE PLAN MEETING ALL BREVARD COUNTY LAND DEVELOPMENT REGULATIONS AND MIRA GOALS AND OBJECTIVES. MOTION PASSED UNANIMOUSLY.

Agenda Item 2 – Request for Approval of Anchorage Condominiums Site & Landscape Plans

The Boards' main concern was the landscaping so Ms. Gumpher began by saying that she had removed the retention area up front and preserved all of the trees. The County's requirement is to save 25% of all tree canopy. Ms. Gumpher stated that she has a total of 25,636sf of canopy of which 6,409sf would meet the 25%. She measured all the canopy areas being preserved and arrived at 18,470sf that she will be saving which is well over the 25% required by the County's Ordinance. The County had asked that more trees be added to the south side, along Park Lane, up against the building and in the islands. Ms. Gumpher stated this has been done. All of the changes that the County requested have been so noted on the site plan. Ms. Gumpher has a meeting on January 24th with the Brevard County Office of Natural Resources after which she will resubmit the site plan for final approval with all the changes made in accordance with the County's requests.

The Board questioned the amount of parking spaces for the twenty-one (21) units wondering whether the forty-two (42) garage spaces, 10 regular spaces and two handicapped spaces would be sufficient. It does meet code requirements so there was no further discussion on this item.

MOTION MADE BY MICHELLE DAIGNAULT-IVES, SECONDED BY BOB BARRANCO, APPROVING THE SITE PLAN SUBJECT TO THE SITE PLAN MEETING ALL BEVARD COUNTY LAND DEVELOPMENT REGULATIONS AND MIRA GOALS AND OBJECTIVES. MOTION PASSED UNANIMOUSLY.

Agenda Item 3 – Request for Funding for Installation of Mast Arm Traffic Signals on S. Courtney Parkway & Fortenberry Road

Mr. John Denninghoff from Brevard County Engineering came before the Board to request \$15,000 in funding for the installation of mast arm traffic signals. The additional funds are required due to state standards that were changed during the construction of this project. There was an aerial conflict with the existing utilities necessitating raising the signal light 6 inches. This was unanticipated. It was decided to therefore install mast arm traffic signals instead, which would also be consistent with the mast arms already installed at the intersection of Courtney Parkway and SR520. This increased the construction project cost by \$70,000, which included buying the mast arm traffic signals. \$55,000 of this increase is being funded by the Brevard County Impact Fee Committee.

Doug Robertson then spoke and said that it was certainly in the best interest of the redevelopment area to upgrade aesthetically. MIRA had set a precedent by helping to fund mast arm signal lights as part of the SR520 Road Widening Project.

Mr. Denninghoff and Mr. Robertson both agreed that a cooperative effort between agencies was certainly a good policy. Mr. Robertson stated that Public Works had financially participated in the Merritt Park Place Project in the past.

Mr. Duane Watson then asked what was happening with the Magnolia Avenue and South Courtney Parkway intersection. Mr. Denninghoff replied that no plans for the Magnolia intersection light were included in this phase due to serious design issues. If it were to be included in this project it would push the project well beyond their funding capability (\$600,000). One of the problems facing Mr. Denninghoff was that the Magnolia Avenue intersection is under the control of DOT and that if they installed mast arms on Magnolia, it would affect SR520 & Merritt Ave. which would not be feasible economically at this point in time. Mr. Denninghoff did express that he personally would like to see it get replaced if a way could be figured out to accomplish it and work it into a budget. He certainly would like to try and do it in the future. This would be a separate project though.

The Board was made aware that Commissioner Pritchard knows of the request for funding and supports it.

MOTION MADE BY BOB BARRANCO, SECONDED BY MICHELLE DAIGNAULT-IVES, TO APPROVE THE INSTALLATION OF MAST ARMS ON S. COURTENAY PARKWAY & FORTENBERRY ROAD IN THE AMOUNT OF \$15,000. MOTION PASSED UNANIMOUSLY.

Agenda Item 4 – Approval of Funds to Extend Sewer Service to an Area South of Myrtice Avenue and East of N. Tropical Trail.

Mr. Mike Selig stated that he had a conflict of interest on this agenda item.

Mr. Robertson pointed out on an aerial photograph the area being considered, which is a small pocket in the SE quadrant of N. Tropical Trail and Myrtice Avenue not yet serviced. The area was originally planned for sewer in the Phase II Merritt Park Place Project. At that time, easements could not be obtained from the owner. The area is now under new ownership and they are willing to provide easements.

Sandee Natowich asked if \$20,000 was going to be sufficient to complete the project. Mr. Robertson said he had done some research and got an approximate quote of \$19,200.

MOTION MADE BY DUANE WATSON, SECONDED BY SANDEE NATOWICH, TO APPROVE FUNDING TO EXTEND SEWER SERVICE IN THE SE QUADRANT OF N. TROPICAL TRAIL AND MYRTICE AVENUE IN THE AMOUNT OF \$20,000 TO BE CONSISTENT WITH MERRITT PARK PLACE.

The motion was then withdrawn due to the fact that the sewer laterals would not service the entire subject area.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY DUANE WATSON TO TABLE THIS AGENDA ITEM UNTIL THE NEXT MEETING. MOTION TABLED UNANIMOUSLY.

Chairman Francis directed staff to research alternatives to service the area in question.

Agenda Item 5 – Discussion of Façade Improvements Program

The Board began discussion on points 1, 3, 4, and 7 listed under the title “FUNDING” on the Façade Improvement Program Application.

Regarding point 1 (Submittals would be reviewed on a quarterly basis) it was unanimously agreed that the word “quarterly” wherever it appears would be changed to “as-needed” because applications are reviewed as submitted.

Regarding point 3 (Question of the wording project/property), it was unanimously agreed that the wording should be “per parcel per 5 year period”; the intent being it runs with the land for a 5 year period. This would clarify the question of whether or not someone could receive an additional \$5,000 the following year whether or not it is a new project.

Regarding point 4 (Question of the sentence wording structure), the following sentence: “If a property owner has not applied for or has not been granted” the word “not” is to be deleted and the word “or” to be changed to “and”. The Board unanimously agreed.

Regarding point 7 (Placing a lien on the property title), it was noted that many interested applicants expressed disinterest once they found that a lien would be placed on the property for 5 years.

Chairman Frances pointed out that even the County attorney had cited a couple of concerns regarding the lien procedure. The MIRA Board's intent for placing a lien was to safeguard MIRA's investment so that the owner would maintain and keep the improvements in good condition for 5 years. Also if the owner sold or tore down the property one month after the project was completed, the lien was there to protect MIRA's investment.

Terri Jones, Assistant County Attorney, told the Board that the County has something similar to MIRA's lien, called a "recapture provision". This sounds better but it is essentially the same as MIRA's present lien clause.

It was decided that something other than what MIRA terms a "lien" could help to get applicants interested.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY MICHELLE DAIGNAULT-IVES, APPROVING CHANGES TO POINTS 1, 3, AND 4. MOTION PASSED UNANIMOUSLY.

Points 7, 8 and 9 were tabled until the staff can confer with MIRA's County Attorney to take another look at the lien provisions and why a 5 year period was picked.

Agenda Item 6 – Discussion of MIRA Capital Improvements Projects

The Board determined that the following projects should be considered for the MIRA Capitol Improvements Plan:

- Myrtice Avenue Sewer Extension
- Fortenberry / Courtenay Mast Arm Installation
- Extension (Direct Bore) of 10± Sewer Laterals from the north side to the south side of Merritt Avenue
- Façade Improvements Program
- Street Stamping – Phase II – MPP Project
- Redevelopment Area Boundary Extension
- N. Tropical Trail Road Improvements from SR 520 to Merritt Avenue – Sidewalks, Paving, Road Resurfacing, Drainage, Landscaping
- Merritt Avenue Road Improvements from N. Tropical Trail to N. Courtenay Parkway – Sidewalks, Paving, Road Resurfacing, Drainage, Landscaping

As time was running short the following project was tabled from discussion until the next meeting:

- Land Acquisition – MIRA staff is in the process of targeting specific economically obsolescent strip centers along the SR 520 corridor. Part of this analysis will be to identify how the Redevelopment Agency, through its resources, can effectuate either aesthetic improvements or the redevelopment of these sites.

Agenda Item 7 – Staff Report

Discussion Re: Debt Refinancing was tabled until the next meeting.

Agenda Item 8 – Other Business

Mrs. Natowich Chairperson of the Beautification Committee asked for some direction from the Board in regards to discussing how MIRA can get it's name out a little bit more in other avenues, not just for rebuilding and renovating. There is a program called "WE NOTICED" done by **Keep Brevard Beautiful** of which Mrs. Natowich was an original member to start the program. She also started a similar program in Merritt Park Place, which was a beautification award program that was well received. The Beautification Committee feels that MIRA should start to notice and recognize people who have done a really good job in a new build or a refurbishment or something like that which adds to the community. To that end Mrs. Natowich put forward the idea of putting some sort of yard sign. Perhaps have the County make MIRA a yard sign, maybe even several of them so that MIRA can have a number of them in different places throughout the Agency's area. The approximate cost per sign would be around \$80.00 each. Mrs. Natowich also suggested that it would be encouraging if at the placing of the first sign, the entire Board be at the sight for the kick off property and photographs be taken for the newspapers.

Mrs. Natowich asked if the Board would adopt the Beautification Committee's idea if they could fulfill the obligations of the County. The Board agreed to adopt the Beautification Committee's idea.

Mrs. Natowich also extended an invitation to the Board members to attend the Beautification Committee meetings that are held on the 3rd Thursday of each month at 3:00 p.m. Next month's meeting they will be having a guest who will be discussing Code Enforcement issues.

Mrs. Natowich then went on to say that the Beautification Committee is getting ready to have the ribbon cutting ceremony at Gwen Smiths property and that all the Board members are to be invited. This is the first complete façade improvement that has been signed off on. The House of Frames will be the next ribbon cutting ceremony. Mrs. Natowich expects many more of these ceremonies, which the Beautification Committee feels, will help peak public interest in the MIRA program.

Next Meeting Date

Mrs. Carta passed out a printed schedule of all the meeting dates for the coming year.

The next meeting has been scheduled for February 27, 2003.

**MOTION MADE BY DUANE WATSON, SECONDED BY BOB BARRANCO, TO ADJOURN.
MOTION PASSED UNANIMOUSLY.**

Meeting adjourned 4:15 p.m.

