

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

Members Present: Sandee Natowich, Vice-Chairman
Mike Selig
Roddy Kring

Members Absent: Michelle Daignault-Ives
Bert Francis, II, Chairman
Duane Watson
Bob Barranco

Agency Staff: Doug Robertson, MIRA Consultant
Staci Van Ness, MIRA Executive Secretary

County Staff: Scott Knox, County Attorney

Guests: Ron Pritchard, District II Commissioner
Ralph Perrone, Perrone Properties
Robin Sabrino, Brevard County Planning & Zoning Dept.
Ed Washburn, Brevard County Permitting & Enforcement
Director
Beth Kring, Merritt Park Place

NEXT REGULAR MEETING SCHEDULED FOR NOVEMBER 20, 2003, 2:00 P.M., MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.

Vice-Chairman Natowich called the meeting to order. All were present except those indicated above.

The minutes of the September 25, 2003 meeting were reviewed.

There was not a quorum so these items will be discussion only.

Agenda Item No. 1 – Discussion Re: Merritt Island Entry Signs

Mr. Robertson gave a brief overview of this topic. Commissioner Pritchard was in attendance to speak on this subject. One of Commissioner Pritchard's idea's for the signs was to ask for MIRA to help with funding for the entry signs on SR 528, but after checking

with the County Attorney it was determined that this would not be acceptable because MIRA funds have to stay within the MIRA boundary. Renderings from Clear Channel were shown of what Commissioner Pritchard would like to see on the signs that he is proposing to do. Commissioner Pritchard is asking the MIRA Board member for ideas for raising money for the entry signs outside of the Agency's boundary. The signs will be approximately \$1,200.00 per sign and there will be four signs total. Board Member Mike Selig suggested approaching the Board of Realtors, and the Merritt Island Rotary Club to help raise some of the funds required for the signs. Mr. Selig is going to talk with his contacts at the Rotary Club as well as Board of Realtors and Commissioner Pritchard is going to write a letter to the Chamber of Commerce to ask for their assistance as well. Mr. Robertson also spoke about the "gateway signs" that MIRA will be funding that will be located on SR 520. The estimate that he has gotten has been \$6,000.00-\$7,000.00 for a nice sign, and would like to find out from the Board if this is within the budgetary constraints. Mr. Robertson is going to start gathering the three required estimates for the signs, and also get with The Department of Transportation to determine the location of the signs.

Agenda Item No. 3 – Discussion Re: Brevard County Change of Use Ordinance

Vice-Chairman Natowich introduced Mr. Ed Washburn, Brevard County Permitting and Enforcement Director. Mr. Washburn referred to a document that had been faxed to all the MIRA board members for this meeting. There were some items in that document that in Mr. Washburn's opinion cannot be waived (these were health and safety issues), but other items that could be. The question proposed by Mr. Washburn was MIRA trying to get this changed for just Merritt Park Place area or all of the Merritt Island Redevelopment Area. Mr. Washburn pointed out the advantages and disadvantages of waiving the criteria that can be removed. There was an in depth conversation regarding Merritt Park Place and the Change of Use Ordinance with Board Member Mike Selig, Ed Washburn, and Ralph Perrone. Mr. Robertson suggested going before the Brevard County Commission to have this change implemented just for the Merritt Park Place Area, and to add a sentence in the Change of Use Ordinance that clarifies the "Betterment Plan"

Agenda Item No. 5 Discussion/Recommendation Re: George Lewis Rezoning Request

Mr. Robertson gave an overview of the background for this discussion. This property is located at 243 Plumosa Street. Robin Sabrino, of Brevard County Planning and Zoning Department was present to give the staff comments on this topic. She went over what the intentions were to change their zoning from residential to light commercial and that would fit with the other properties that were in the area. There was no objection from the Board.

Agenda Item No. 6 –Discussion/Recommendation Re: Merritt Island Storage LTD. Rezoning Request

Robin Sabrino, of Brevard County Planning and Zoning Department was in attendance to give staff recommendation on this issue. The site is located at the South West intersection of Fortenberry Ave. and Plumosa St. Mini Warehouses are no longer allowed as a CUP in the BU-1 zoning district. In 1999 the Brevard County Commission gave staff direction to remove CUP's from the zoning records that are no longer allowed in their respective zoning classification. Currently the site is not in compliance with the existing zoning and the applicant is trying to rectify this situation so that if they ever decided to make any changes they would be able to get the proper permits. Board Member Mike Selig suggested a BU-2 zoning district with a binding development plan for this site requiring the use to remain storage. The Board agreed.

Agenda Item No. 2 –Discussion/Recommendation Re: Commercial Façade Improvement Applicant

Vice-Chairman Natowich gave a brief overview for the applicant (Fran Quattrocchi) who could not be in attendance, and what the Beautification Committee's recommendations were. Board Member Mike Selig suggested that because it was a MIRA issue that there wasn't a quorum Ms. Quattrocchi should not be penalized by having to put off her improvements from starting that she has scheduled. Mr. Scott Knox, County Attorney agreed that this would be acceptable. It was the consensus of the MIRA Board to contact Ms. Quattrocchi and let her know that she could proceed with the improvements.

Agenda Item No. 7 –Beautification Report

Vice-Chairman Natowich spoke about the nomination of the Beautification Award for the month of November for Minicus-Vavala Properties and that the Beautification Committee recommended them unanimously for the approval.

Vice-Chairman Natowich gave an overview of some of the changes that were made since the last MIRA meeting to the Commercial Façade Improvement Application. There was a brief discussion regarding demolition and if that could be considered part of the grant. Board Member Mike Selig suggested tabling this item for lack of a quorum.

Vice-Chairman Natowich also asked for volunteer help for the MILA Elementary School project. She gave a synopsis of what was taking place with Home Depot and getting the mulch from them. Ralph Perrone gave Vice-Chairman Natowich the mangers name for Home Depot to speak with directly.

Agenda Item No. 4 – Discussion Re: CIP Budget

Mr. Robertson gave some history regarding Phase 3, improvements to Merritt Ave. to Tropical Trail, and SR 3 and 520, to Merritt Ave. These projects had been put on hold in anticipation of the regional stormwater project and land acquisition. Mr. Robertson indicated that there is \$511,000.00 carryover from last year in addition to the \$400,000.00 of current funds for this year and this money has to be allocated for projects. Mr. Robertson is asking that the Board reinstate Phase 3 as part of the Capital Improvements Projects. Board Member Mike Selig inquired what the process was to call a special meeting to gather a quorum and resolve these issues.

Agenda Item No. 8 – Staff Report

Bus Benches:

Mr. Robertson gave an update on this issue and that most all of the “bandit” benches had been removed and he is still trying to contact Billy Osbourne of Code Enforcement for the remaining benches.

Agenda Item No. 9 – Other Business

It was determined that the Special Meeting would be on October 30 2003 at 3:00 PM.

Meeting adjourned 5:00 p.m.