



**MERRITT ISLAND REDEVELOPMENT AGENCY**  
*MINUTES OF JUNE 22, 2006*

**Members Present:** Ralph Perrone, Chairman  
Santee Natowich, Vice Chairman  
Stan Allen  
Mike Selig  
Duane Watson  
Dr. Roddy Kring  
Nick Gigante

**Members Absent:** None

**Agency Staff:** Greg Lugar, Executive Director

**County Staff:** Morris Richardson, Brevard County Assistant County Attorney  
Rose Lyons, Special Assistant to Commissioner Pritchard  
Scott Wallace, Parks & Recreation  
Cathie Schanz, Parks & Recreation

**Guests:** Rebecca Adamus, Florida Today

Vice-Chairman Santee Natowich called the meeting to order at 1:58 p.m., as the Chairman had to leave the meeting early. All members were present.

The minutes of the May 25, 2006 MIRA Board Meeting were reviewed. Ms. Natowich had two corrections, which were noted for staff to change.

**MOTION MADE BY RALPH PERRONE, SECONDED BY STAN ALLEN APPROVING THE MINUTES OF THE MAY 25, 2006 MIRA BOARD MEETING AS CORRECTED. MOTION PASSED UNANIMOUSLY.**

Ms. Natowich asked to change the Item Numbers for the agenda to allow Rose Lyons and Ralph Perrone to speak to the Board first. The Board approved the change to Agenda.

**AGENDA ITEM NO. 1 DISCUSSION REGARDING MARINA AGENDA ITEM ON THE JULY 11, 2006 COMMISSION MEETING**

Rose Lyons, representing Commissioner Pritchard, requested a representative of MIRA attend the July 11<sup>th</sup> Commission meeting since the Merritt Island marina feasibility study would be on the agenda. Ralph Perrone and Santee Natowich agreed to attend the meeting.

Ms. Lyons also advised that Commissioner Pritchard wanted to have a workshop with the MIRA Board and staff was directed to coordinate scheduling with the members to arrive at a date.

**AGENDA ITEM NO. 2. DISCUSSION OF POSSIBLE CODE VIOLATIONS/  
APPEARANCE OF COURTENAY PARKWAY**

Ralph Perrone expressed concern regarding banners and flags on N. Courtenay and S.R. 520, which are not permitted. He also stated there are vehicles at the Palmetto Shopping Center that are wrapped or lettered and are permanently parked there for advertising purposes. Mr. Perrone offered to ride through the area with Gary Pena with the Building Department to point out the areas of concern. Greg Lugar suggested having someone from Code Enforcement join them. Duane Watson suggested asking Terri Jones, Asst. County Attorney, who handles Code Enforcement issues as well. Morris Richardson stated he believes that Building Code enforces signage violations. It was agreed that staff would coordinate with Ralph Perrone, Code Enforcement, and Building Code to conduct a drive-through and report back to the MIRA Board.

**AGENDA ITEM NO. 3. STATUS OF WATERWAY PARK HURRICANE DAMAGE  
REPAIRS - PARKS & RECREATION DEPARTMENT REPRESENTATIVE(S)**

Ms. Natowich expressed her safety concerns about the condition of Waterway Park since MIRA built the park for the citizens and still pay a percentage for the maintenance. She asked if the delay is due to FEMA and how close are they to making the improvements. Mr. Lugar advised that Jack Masson, Deputy Director of Parks and Recreation was unable to attend this meeting and Scott Wallace and Cathie Schanz were representing the department. Mr. Lugar advised that Mr. Wallace stated that the boardwalk is closed off because it is not safe. He stated that bidding on the work opened in June but he did not know if they came within the funds FEMA budgeted for the boardwalk. Mr. Lugar asked Mr. Wallace for an update.

Mr. Wallace stated that FEMA estimated a cost of \$217,000 to replace the large boardwalk; however, Parks and Recreation's construction department did not agree with the scope of work and asked FEMA to reassess. The FEMA adjuster agreed to review the project right after July 4th. Mr. Wallace stated that the issue is the scope of work including areas below water, revetment, and piers to the east that FEMA missed altogether. Mr. Lugar asked if the bids were opened. Mr. Wallace said FEMA broke it into two separate projects. The small project is for parking lot repairs and shoreline repairs underneath the span of bridge. The large project is for the boardwalk. Anything beyond the scope of work would not be covered. Cathie Schanz said that once a scope of work is agreed on it would have to go out to bid again which would take 60 days and another 60 days getting the materials to the site. There was discussion about rebuilding the boardwalk in the same or a different design for it to be strong

enough to withstand another hurricane. Also mentioned was concern about shoreline erosion at that location.

#### **AGENDA ITEM NO. 4. DISCUSSION: 340 HIBISCUS AVENUE CODE VIOLATION UPDATE**

Ms. Natowich reviewed the situation stating that a very large oak tree had been cut down in Merritt Park Place which is zoned BU-1. Code Enforcement cited them with land clearing without a permit, cutting down trees over 10 inches in diameter. They are scheduled to attend a hearing with the County Special Magistrate in July. Ms. Natowich stated that the fine for this offense is \$500.00 per tree. Mr. Watson asked if they could be asked to replace those trees with others of equal caliber. Mr. Richardson advised that there is no provision for that now; however, a new ordinance addressing the issue of mitigation will be coming before the County Commission in the next month or two but it will not be retroactive. Ms. Natowich asked staff to inform the MIRA board of the date of the hearing before the Special Magistrate.

#### **AGENDA ITEM NO. 5. BEAUTIFICATION COMMITTEE REPORT**

Ms. Natowich advised the board that she accepted the Keep Brevard Beautiful 2005-2006 award on behalf of MIRA because of their Commercial Façade Improvement Program.

Ms. Natowich commented that the extension of MIRA's border would benefit the area which is blighted and referred to the Palmetto Shopping Plaza's application for improvements that the agency cannot assist with. Mr. Lugar explained that they have an application for a \$10,000 grant to help pay for a \$37,000 painting project for their facility. Mr. Lugar stated that once the district is placed on the tax roll, MIRA was going to start façade improvement projects and the landscaping of State Road 3 for which FDOT has already committed \$150,000.00. The County was expected to match this commitment and MIRA planned to provide some of those funds. Although the expansion has been approved and the district will be placed on the roll as of July 1, the property values in the area will not produce significant tax revenues for the façade improvement program for several years because there is very little development or appreciation of property values in the new district. Mr. Lugar stated that MIRA planned on using funds from the current trust fund in the new area. He mentioned that he has been contacted by Doug Baker from the Brevard Clerk's office asking how the agency plans to pay for projects in the new district. Mr. Lugar advised that the Clerk's Office may not agree with using old money in the new district. There was discussion regarding this matter and Mr. Lugar suggested asking Mr. Baker to attend the next MIRA meeting. Mr. Richardson agreed to look into whether Mr. Baker's issue is the use of the funds from the original district for the new district or whether it is a bookkeeping issue.

A. Ms. Natowich recommended Tommy Enlow (Insurance World) for a beautification award. **MOTION MADE BY MR. WATSON TO APPROVE; SECONDED BY DR. KRING. MOTION PASSED UNANIMOUSLY.**

A question was raised about a pole that was painted multiple bright colors and landscaping of the median right-of-way. Mr. Lugar was asked to follow-up on how this can be resolved.

B. Ms. Natowich recommended Norm Boucher's project at 237 McLeod Street for a beautification award. **MOTION MADE BY RALPH PERRONE TO APPROVE; SECONDED BY DR. KRING. MOTION PASSED UNANIMOUSLY.**

Ms. Natowich advised that MIRA will be presenting a beautification award to Hayes Meat Market and staff will inform the board members as soon as the time and date are set for the three recipients.

C. Ms. Natowich informed the board that the Sykes Creek and Merritt Avenue landscape berm has been completed and the area is cleaned up. She stated she has been removing signs posted in that area and has contact information for the parties posting the signs to inform them it is illegal.

#### **AGENDA ITEM NO. 6. STAFF REPORTS**

Mr. Lugar advised the board that a MIRA reimbursement to the TICO Airport Authority was made in the amount of \$6,140.28 because the agency had overcharged the Airport Authority for the last three years.

Mr. Lugar addressed the Valavanis appraisal on .659 acres at \$208,000 and stated that Mr. Valavanis' counter-offer was \$420,000. Stormwater Department, a partner with MIRA on the project, does not see the value in doing the stormwater retention at that price. Mike Selig suggested the idea of eminent domain, taking only the part of the property needed for the S-curve and the retention could be done on the other side. Mr. Lugar questioned whether eminent domain could be supported because this is a safety issue not a level of service issue. The issue was discussed and Mr. Lugar stated he would meet with the county and then the owner to discuss several options and show them the benefits of the road alignment.

**AGENDA ITEM NO. 7. OTHER BUSINESS**

Mr. Watson inquired about trimming and thinning oak trees to protect against hurricane winds. Stan Allen expressed concern that some trees look yellow, possibly diseased, lacking water or damaged by storms. Ms. Natowich stated that if trees are weakened by disease they should be taken down. Mr. Lugar advised that he would contact Loren Rapport and get input on scheduling this task.

**AGENDA ITEM NO. 8. PUBLIC COMMENTS. None**

**MOTION MADE BY STAN ALLEN TO ADJOURN, SECONDED BY DR. KRING.  
NEXT SCHEDULED MIRA BOARD MEETING TO BE HELD ON THURSDAY, JULY  
27, 2006. MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 3:25 p.m.