

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF OCTOBER 27, 2005**

Members Present: Duane Watson, Chairman
Sandee Natowich, Vice Chairman
Dr. Roddy Kring
Mike Selig

Members Absent: Nick Gigante
Ralph Perrone
Bert Francis, II

Agency Staff: Greg Lugar, MIRA Executive Director
Tina Anderson, MIRA Special Project's Coordinator

County Staff: Ryan Rusnak, Brevard County Planning & Zoning

Guest: John Evans, Attorney
Dan Barber
Richard Amari, Attorney
Tommy Enlow
Ken Ward, Towne Realty
Kohn Bennett, Towne Realty
Doug Robertson, Robertson & Associates

NEXT REGULAR MEETING SCHEDULED FOR DECEMBER 1, 2005 2:00 P.M. MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.

Chairman Duane Watson called the meeting to order at 2:00 p.m. All were present except those indicated above.

The minutes of the September 22, 2005 MIRA Board Meeting were reviewed.

MOTION MADE BY SANDEE NATOWICH SECONDED BY DR. RODDY KRING APPROVING THE MINUTES OF THE SEPTEMBER 22, 2005 MIRA BOARD MEETING. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM NO. 1 – DISCUSSION /APPROVAL RE: REZONING REQUEST BY PANORAMA MOBILE HOME PARK, INC. AND JOHN EVANS, APPLICANT TO CHANGE THE ZONING FROM BU-1 (GENERAL RETAIL COMMERCIAL) AND RA-2-10 (MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL) TO ALL BU-1 (GENERAL RETAIL COMMERCIAL) FOR ENTIRE PARCEL ON PROPERTY FRONTING ON THE WEST SIDE OF SOUTH COURTENAY PARKWAY AND JUST SOUTH OF FORTENBERRY ROAD.

As background, Chairman Watson advised that a request had been made by the owners of Panorama Mobile Home Park, Inc. to change the zoning on the property from BU-1 and RA-2-10 (medium density multiple-family residential) to all BU-1 (general retail commercial) for the entire parcel on property located on S. Courtenay Parkway west of Fortenberry Road.

Mrs. Natowich requested that the parties of this agenda item remain after their discussion to listen to the discussion on Agenda Item No. 2. Mrs. Natowich commented that Agenda Item No. 2 involved notification to surrounding property owners of property being considered for rezoning.

Attorney John Evans introduced himself to the MIRA Board and advised that he represents a developer who is proposing a big box store on S. Courtenay Parkway where the Panorama Mobile Home Park was previously located. Mr. Evans advised that the plan is to have a site plan along with a binding development plan that will be presented to the Board of County Commission. Mr. Evans advised that there would be no access to the store on S. Tropical Trail due to the residential area. Mr. Evans discussed the store entrance along with the alteration to Courtenay Parkway that would be needed. Mr. Evans advised that he was requesting approval for the commercial zoning so that his client would be able to acquire additional property. Mr. Evans commented that if the zoning change is approved, the property would be developed as commercial and if not, the property would revert back to the original zoning and be built as a condominium project. Mike Selig opined that the major problem would be trucks parked behind the retail building making noise in the residential area along S. Tropical Trail. Mr. Evans commented that the final site plan would be heavily buffered and landscaped along the area of S. Tropical Trail. Mr. Evans stated that the issues such as buffering with neighbors to the west would have to be addressed in a binding development agreement and that he was in the process of setting up a neighborhood meeting before the Planning & Zoning Board, which meets on November 7, 2005. Mr. Watson opined that this project met the goals and objectives of MIRA but would need to take into consideration the surrounding neighborhoods. Mrs. Natowich opined that she is concerned with this project and did not feel that it was compatible with the surrounding area.

MOTION MADE BY MIKE SELIG, SECONDED BY DR. RODDY KRING, RECOMMENDING APPROVAL OF THE CHANGE OF ZONING FROM BU-1 (GENERAL RETAIL COMMERCIAL) AND RA-2-10 (MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL) TO ALL BU-1 (GENERAL RETAIL COMMERCIAL) FOR ENTIRE PARCEL ON THE PROPERTY OWNED BY PANORAMA MOBILE HOME PARK, INC. FRONTING ON THE WEST SIDE OF SOUTH COURTENAY PARKWAY AND JUST SOUTH OF FORTENBERRY ROAD CONTINGENT UPON A BINDING CONCEPT PLAN THAT WOULD ADDRESS THE ROAD ALIGNMENT, THE TRAFFIC, SURROUNDING RESIDENTIAL PROPERTIES, LANDSCAPING ON THE PROPERTY AND THE LOCATION OF THE LOADING DOCKS. MOTION PASSED THREE TO ONE WITH SANDEE NATOWICH VOTING AGAINST.

Motion was made to discuss Agenda Item 2 after the Beautification Committee Report.

AGENDA ITEM 3 - BEAUTIFICATION COMMITTEE REPORT

Discussion / Approval Re: New Commercial Façade Improvement Application – Tommy and Suzie Enlow, 106-130 E. Merritt Island Causeway – 2 parcels

As background, Mrs. Natowich reported that the CFIP project before the MIRA Board was the former Pilosi property located at 106-130 E. Merritt Island Causeway. Mrs. Natowich advised that the Beautification Committee had unanimously approved the CFIP application of Tommy and Suzie Enlow.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY DR. RODDY KRING, THAT THE MERRITT ISLAND REDEVELOPMENT AGENCY RECOMMEND APPROVAL OF THE CFIP APPLICATION FOR TOMMY AND SUZIE ENLOW, 106-130 E. MERRITT ISLAND CAUSEWAY, TWO (2) PARCELS, FOR A GRANT IN THE AMOUNT OF \$10,000.00 PER PARCEL. MOTION PASSED UNANIMOUSLY.

*Merritt Island Redevelopment Agency
October 27, 2005 Board Meeting*

Discussion / Approval Re: New Commercial Façade Improvement Application – Triangle Auto, 56 East Merritt Island Causeway

Mrs. Natowich reported on the CFIP application of Marcus Herman for his property, Triangle Auto, located at 56 E. Merritt Island Causeway. Mrs. Natowich advised that Mr. Herman is going for a large façade improvement and that the Beautification Committee recommended approval of this project.

Chairman Watson inquired as to the outside canopy on Triangle Auto property where it appeared automotive work was being done and was a code violation. Mrs. Natowich noted that the outside canopy was not part of the CFIP but was a code enforcement issue and should not effect the CFIP application.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY DR. RODDY KRING, TO RECOMMEND APPROVAL OF THE CFIP APPLICATION FOR MARCUS HERMAN, TRIANGLE AUTO, 56 E. MERRITT ISLAND CAUSEWAY, FOR A GRANT IN THE AMOUNT OF \$10,000.00. MOTION PASSED UNANIMOUSLY.

Discussion / Approval Re: New Commercial Façade Improvement Application – Norm Boucher, 237 McLeod Street, Merritt Park Place

Mrs. Natowich reported on the CFIP application of Norman Boucher for property located at 237 McLeod Street in Merritt Park Place. Mrs. Natowich advised that this was an old Florida historical and vernacular building located in Merritt Park Place. Mrs. Natowich advised that Mr. Boucher has plans to restore the building to its original architecture.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY DUANE WATSON, TO RECOMMEND APPROVAL OF THE CFIP APPLICATION FOR NORMAN BOUCHER, 237 MCLEOD STEET, MERRITT PARK PLACE FOR A GRANT IN THE AMOUNT OF \$5,946.00. MOTION PASSED UNANIMOUSLY.

Discussion / Approval Re: Beautification Award Nomination for Gary Dover, CPA, 360 Tangerine Avenue, Merritt Park Place

Mrs. Natowich reported that the Beautification Committee had recommended Gary Dover, CPA's office building located at 360 Tangerine Avenue in Merritt Park Place for the November Beautification Award. Mrs. Natowich advised that Mr. Dover's building was originally a derelict property that was repaired, restored and rebuilt by the previous owner. Mr. Dover acquired the property several years ago and has kept up and added to the quality of the upkeep of the exterior and maintenance.

MOTION MADE BY MIKE SELIG, SECONDED BY DR. RODDY KRING, TO RECOMMEND APPROVAL OF THE NOVEMBER BEAUTIFICATION AWARD TO GARY DOVER, CPA, 360 TANGERINE AVENUE, MERRITT PARK PLACE. MOTION PASSED UNANIMOUSLY.

Mrs. Natowich reviewed the MIRA Beautification Committee Annual Report and the accomplishments of the Beautification Committee over the past year. Mrs. Natowich reminded the Board that at the next MIRA Board meeting a chairman would need to be appointed to the Beautification Committee.

Doug Robertson, who was in attendance of the MIRA Board Meeting advised that he was requesting that Mr. Lugar speak before the Brevard County Planning and Zoning Board on November 7, 2005 in favor of Sue Cody's rezoning change on N. Tropical Trail. The MIRA Board agreed to have Greg Lugar represent the MIRA Board at the Planning and Zoning Board Meeting to support Mrs. Cody's rezoning request.

AGENDA ITEM 2 – DISCUSSION RE: SURROUNDING PROPERTY OWNERS' ZONING CHANGE NOTIFICATION

Ryan Rusnak, Brevard County Planning and Zoning Department discussed the process of notifying surrounding property owners of zoning changes prior to the Planning and Zoning (P&Z) meetings. Mr. Rusnak advised that his department sends out postcards as a courtesy to residents typically within 500 feet of subject property, notifying who the owner is and the type of zoning request, meeting date for P&Z and meeting date of Brevard County Board of County Commissioners. Mr. Rusnak advised that the names were acquired from the property appraiser's assessment roll. Mr. Watson suggested that Planning and Zoning Department include a map of the property that is being considered for rezoning with the notifications. Mr. Lugar inquired if the MIRA Board would want to make a policy for the MIRA staff to request from the developer prior to the MIRA Board meetings to notify adjacent owners. Mr. Selig suggested having P&Z place the date that the MIRA Board meets on their mail out postcards. Mr. Rusnak commented that the problem would be that P&Z does not know exactly when the MIRA Board meets each month and when the public calls the P&Z Department, their department would not be able to answer questions concerning MIRA. Mr. Selig commented that it would be beneficial if any discussions concerning MIRA would be addressed at the MIRA Board level before it goes to the P&Z Board Meeting.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY DR. RODDY KRING, TO RECOMMEND MIRA STAFF WORK WITH PLANNING & ZONING DEPARTMENT TO COME UP WITH A PLAN TO HAVE DEVELOPERS NOTIFY SURROUNDING PROPERTY OWNERS OF ZONING CHANGES IN THE MIRA AREA IN ADVANCE OF THEIR MEETING WITH MIRA. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 4 – DISCUSSION / APPROVAL RE: MIRA'S CAPITAL IMPROVEMENT PROGRAM AND AGENCY REDEVELOPMENT PLAN REPORT

As background, Mr. Lugar advised that the MIRA Service Agreement recently came before the Brevard County Board of County Commissioners meeting. Mr. Lugar commented that Commissioner Carlson brought up the need for reconstruction on Dixon and her idea is to use the funds that MIRA received be used for the Dixon Boulevard roadwork. Commissioner Carlson requested that MIRA provide the County Board a work program that would identify all the projects that MIRA presently has along with revenues and work MIRA plans to accomplish in this fiscal year. In addition, Commissioner Pritchard requested that two other items be included in the work program, the first being the Island Point Marina and the second being the height restriction in the MIRA area.

Mr. Lugar reviewed the height regulation Section 62-2101.5 of the Brevard County Zoning Regulations. Mr. Selig commented that it was his understanding that the Merritt Island Airport had to approve anything that is near their flight path. Mr. Rusnak advised that he would meet and review the height requirements with Mr. Lugar and meet back with the MIRA Board.

MOTION MADE BY SANDEE NATOWICH SECONDED BY MIKE SELIG TO TABLE THE HEIGHT REQUIREMENT UNTIL FURTHER INFORMATION IS AVAILABLE FOR RECOMMENDATION. MOTION PASSED UNANIMOUSLY.

Mr. Lugar reviewed the FY 2005-2006 Work Program that he had drafted. Mr. Lugar discussed the capital projects that MIRA planned and is ongoing and were submitted in the county's budget process. Mr. Lugar advised that this is the work program that he would be submitting to the Brevard County Board of Commissioners. Mr. Lugar noted that the projects listed were presently planned with completion within two years and that no major projects were listed for the future. Mr. Lugar suggested that the MIRA Board work on programming future projects and placing on the County Budget. Mr. Lugar advised that he took the MIRA's plan from 1997 and provided the most important and relevant information for the development programs, which included the projects that were identified in those plans. Mr. Lugar commented that these projects included the S. Tropical Trail "S" curve; the N. Banana River Drive "S" curve; Courtenay Parkway, Fortenberry and Plumosa intersection enhancements; and acquisition of two stormwater utility sites that were identified by Bussen-Mayer Engineering.

Ken Ward, Towne Realty, Inc. introduced himself to the MIRA Board and advised that he wanted to lend support to MIRA's Capital Improvements that MIRA has planned. He suggested that MIRA should add all of the unfunded projects to the list and get them in the works and move forward.

MOTION MADE BY SANDEE NATOWICH SECONDED BY MIKE SELIG TO SCHEDULE THE NEXT MIRA BOARD MEETING TO THURSDAY, DECEMBER 1, 2005. MOTION PASSED UNANIMOUSLY.

Vice Chairman Natowich left the MIRA Board meeting at 3:35 p.m. With only three members remaining there was no longer a quorum.

Mr. Lugar reviewed the Island Pointe Marina project that had been discussed at the MIRA Board meeting on August 25, 2005 with Commissioner Pritchard and owners from Island Point Condominium. Mr. Lugar commented on the discussion of acquiring and operating a public marina. Mr. Lugar reminded the MIRA Board that Scott Knox, Brevard County Attorney, had advised the Board that it would be necessary to amend the Redevelopment Plan to include acquisition and operation of a public marina and this plan would have to be approved by the Board of County Commissioners. Mr. Lugar advised that he planned to present the Redevelopment Plan before the Board of County Commissioners on November 22nd. Mr. Watson suggested that Mr. Lugar take photographs of the moored sailboats that washed ashore during the last hurricane and are lying against the Waterway Park boardwalk to show the need for a marina at that location.

AGENDA ITEM 5— STAFF REPORT

SYKES CREEK/MERRITT AVENUE BERM

Mr. Lugar reported that MIRA staff is still waiting for FPL to relocate the power pole that is located in the center of the proposed berm.

SEWER EXTENSION SOUTH OF SR-520

Mr. Lugar reported that the sewer project is in the design phase and the MIRA staff would be holding a public meeting in the month of November. Mr. Lugar advised that the plan for the sewer project was to go out to bid in April 2006 and to be under construction by the summer of 2006.

BUS SHELTERS

Mrs. Anderson reported that MIRA staff, along with Commissioner Pritchard's office, held a ribbon cutting for the first MIRA covered bus shelter located in front of the Holiday Office Plaza located on S.R. 520. Mrs. Anderson commented that the next three covered shelters along S.R. 520 should be constructed no later than November.

OTHER BUSINESS

None

OLD BUSINESS

Mrs. Anderson reported that the trees damaged from last year's hurricanes on Grove and McLeod Street in Merritt Park Place has been replaced.

Meeting adjourned at 4:00 p.m.