

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF MARCH 24, 2005**

Members Present: Duane Watson, Chairman
Santee Natowich, Vice Chairman
Dr. Roddy Kring
Mike Selig
Ralph Perrone

Members Absent: Bert Francis, II
Nick Gigante

Agency Staff: Doug Robertson, MIRA Consultant
Tina Anderson, MIRA Executive Secretary

County Staff: Terri Jones, Assistant County Attorney
Greg Lugar, Director, Brevard County Economic & Financial Programs

Guest: Mike Minot, Esq.
Gary Spears, First Baptist Church Merritt Island
Sue Cody
Dick Thompson, P.E. Engineer, Dick Thompson & Associates

NEXT REGULAR MEETING SCHEDULED FOR APRIL 28, 2005 2:00 P.M. MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.

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

The minutes of the February 24, 2005 MIRA Board Meeting were reviewed and corrections were made.

MOTION MADE BY MIKE SELIG, SECONDED BY SANDEE NATOWICH APPROVING THE MINUTES OF THE FEBRUARY 24, 2005 MIRA BOARD MEETING, AS CORRECTED. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM NO. 1 –PROPOSED SIGN VARIANCE FOR MIKE ERDMAN MOTORS, INC., 445 E. MERRITT ISLAND CAUSEWAY, OWNER-MIKE ERDMAN MOTORS, INC./APPLICANT, MICHAEL G. MINOT, ESQ.

As background, Mr. Robertson advised that a variance application had been submitted by Mike Erdman Motors, Inc. to the County Board of Adjustment for a variance to the Brevard County sign height ordinance. Mr. Robertson introduced Michael Minot, who represented Mike Erdman Motors. Mr. Minot commented that this variance had been preceded by other requests for sign variances, such as the Island Lincoln Mercury sign. He also remarked that the county sign ordinance had been amended to reduce the sign height to 20 feet, and allowed existing signs on the SR 520 corridor to be grandfathered in. Mr. Minot advised that the Nissan of North America franchise requirements necessitated a total image change to comply with their new image and that the dealerships had no control over the decision of the franchise. Mr. Minot noted that come October 2005 the present sign will no longer be conforming to Nissan's standard. Mr. Minot

provided pictures to the Board on the present sign and the new sign that is being requested. The new sign would be 38 feet in height, which would be 18 feet over the county requirements and be located at the exact location as the present sign. Mr. Minot advised that the hardship Mr. Erdman is claiming in order to request the variance to the sign height, is that Mr. Erdman is forced to install the new sign or put the franchise in jeopardy. Mrs. Natowich noted that the signs that were previously approved due to hardship were do to the trees that obscured the signage. Mr. Robertson commented that when the sign ordinance was going through the county commission for adoption there was a cap for a height requirement of twenty foot at that time and the purpose was so that eventually this would bring all signs in conformance of twenty feet and aesthetically improve the area.

MOTION MADE BY MIKE SELIG, SECONDED BY RODDY KRING TO RECOMMEND THE DENIAL OF THE PROPOSED SIGN VARIANCE FOR MIKE ERDMAN MOTORS, INC. MOTION PASSED MOTION PASSED 3 TO 2 WITH DUANE WATSON AND RALPH PERRONE VOTING AGAINST.

AGENDA ITEM 2 – MS. SUE CODY CONCEPT PLAN

Chairman Duane Watson and Ralph Perrone filed a Conflict of Interest form for this item.

As background, Mr. Robertson advised that Ms. Cody has a 2.04 acre parcel of property located on the Indian River adjacent and north of the Island Point Condominium Project. Ms. Cody's property was previously being used as a mobile home park. Mr. Robertson commented that Ms. Cody had an interest in redeveloping her property and was aware that in the past the MIRA Board approved partial payment of a concept plan for commercial property owners to demonstrate the best use of their properties. Ms. Cody would like the MIRA Board to consider a similar concept plan for her property site.

MOTION MADE BY RALPH PERRONE, SECONDED BY MIKE SELIG, TO APPROVE A CONCEPT PLAN FOR MS. SUE CODY NOT TO EXCEED \$500. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 3 - REQUEST BY VIRGINIA SCHENCK TO PROVIDE ON STREET PARKING IN FRONT OF 50 AND 60 N. GROVE STREET

As background, Mr. Robertson advised that at the February 24, 2005 MIRA Board Meeting, Dick Thompson came before the Board to request that MIRA fund the construction of six on-street parking spaces at 50 and 60 N. Grove Street. Mr. Robertson commented that the MIRA Board informed Mr. Thompson of the rear and side lot parking grant program the MIRA Board would be offering to property owners in the Merritt Park Place area to install additional parking. Mr. Thompson informed the Board that Mrs. Schenck would be willing to participate in the cost of putting off street parking on Grove Street. Mrs. Natowich commented that at the time MIRA was installing on-street parking on Grove Street, Mrs. Schenck declined to sign a sidewalk easement to have the on-street parking installed. Mrs. Natowich noted that she would be willing to approve a back/side lot-parking grant for Mrs. Schenck. Mr. Robertson advised that he had discussed with the County Engineers the possibility of the County constructing the parking spaces. They commented that they would be willing to build the spaces with MIRA reimbursing the cost. Mr. Thompson advised that Mrs. Schenck would be willing to wait until the County would be able to construct the parking. Mr. Selig suggested that Mr. Robertson get a cost estimate from the County by the next Board meeting to construct the parking lots.

AGENDA ITEM 4 – APPOINTMENT OF A CONSULTANT SELECTION COMMITTEE TO CHOOSE A LANDSCAPE, LAND PLANNING, ENGINEERING & SURVEYING CONSULTANT

As background, Mr. Robertson advised that due to the high cost of the sewer extension project south of S.R. 520, the project tripped the threshold for the Florida Statutes Consultants Competitive Negotiations Act. At the last MIRA Board Meeting it was decided that MIRA would go through the consultant selection process. Mr. Robertson advised that there would be a need for two committees, one being the Consultant Selection Committee, which would be charged with reading the submittals from the submitting engineering companies, which would provide information including education and staffing. Mr. Robertson recommended John Denninghoff, Director, Brevard County Transportation Engineering Department, Ron Jones, Director, Brevard County Stormwater Utility Department, Dick Martens, Director, Brevard County Utility Services Department and Duane Watson, MIRA Chairman to serve on the Consultant Selection Committee.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY RODDY KRING, TO APPOINT JOHN DENNINGHOFF, RON JONES, DICK MARTENS, DUANE WATSON OR THEIR DESIGNEE TO THE CONSULTANT SELECTION COMMITTEE TO CHOOSE A LANDSCAPE, LAND PLANNING, ENGINEERING & SURVEYING CONSULTANTS. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 5 - SELECTION OF A NEGOTIATION COMMITTEE TO NEGOTIATE A FEE WITH THE SELECTED CONSULTANT

Mr. Robertson advised that once the Consultant Selection Committee selects a consultant and the MIRA Board approves the consultant, the second part of the process is for the Negotiation Committee to negotiate consultant's fees. Mr. Robertson recommended John Denninghoff, Director, Brevard County Transportation Engineering, Scott Knox, Brevard County Attorney and Greg Lugar, Director, Brevard County Economics & Financial Programs.

MOTION MADE BY MIKE SELIG, SECONDED BY SANDEE NATOWICH, TO APPOINT JOHN DENNINGHOFF, SCOTT KNOX, GREG LUGAR, OR THEIR DESIGNEE TO THE CONSULTANT NEGOTIATION COMMITTEE TO CHOOSE A LANDSCAPE, LAND PLANNING, ENGINEERING & SURVEYING CONSULTANTS. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 6 - ROBERTSON & ASSOCIATES TO DO A SLUM AND BLIGHT STUDY FOR THE PROPOSED MIRA BOUNDARY EXTENSION NORTH TO LUCAS ROAD.

As background, Mr. Robertson advised that at the last MIRA Board Meeting, the Board directed the staff to initiate the process to extend the MIRA boundary north along Courtenay Parkway to Lucas Road. Mr. Robertson commented that the first thing needed to extend the boundary would be a Slum and Blight Study as required by state statute. Mr. Robertson provided a quote of \$6,800 to do the study.

MOTION MADE BY MIKE SELIG, SECONDED BY SANDEE NATOWICH, TO RECOMMEND ROBERTSON & ASSOCIATES TO DO A SLUM AND BLIGHT STUDY FOR THE PROPOSED EXTENSION NORTH TO LUCAS ROAD IN THE AMOUNT OF \$6,800. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 7 - FACADE IMPROVEMENT CONSULTANTS

Mrs. Natowich reported that the Beautification Committee reviewed the two possible candidates to do the artistic renderings for the agency, John Golddecker and Rose Foss with the Committee

recommending Rose Foss to do the artistic renderings. Mrs. Anderson commented that the MIRA staff interviewed both artists and requested that they provide example renderings for the Board to review. Mrs. Anderson provided the sample renderings for the Board's review. Mrs. Natowich suggested showing both types of renderings to prospective property owners and having the owners select whom they would want to use.

MOTION MADE BY RALPH PERRONE, SECONDED BY RODDY KRING, TO RECOMMEND JOHN GOLDDECKER AND ROSE FOSS, TO PROVIDE RENDERINGS FOR THE COMMERCIAL FAÇADE PROGRAM APPLICANT NOT TO EXCEED \$500.00 BUT NOT LIMITED TO ONLY THE TWO ARTIST. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 8 - BEAUTIFICATION COMMITTEE REPORT

- CFIP and Beautification Award to Brevard Eye Center, 250 N. Courtenay Parkway
Mrs. Natowich reported that Brevard Eye Center completed their Commercial Façade Improvement Project for landscaping. The Beautification Committee recommended that Brevard Eye Center receive the Beautification Award.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY RALPH PERRONE TO APPROVE THE BEAUTIFICATION AWARD FOR BREVARD EYE CENTER, 250 N. COURTENAY PARKWAY. THE MOTION PASSED UNANIMOUSLY.

- CFIP Application – First Baptist Church Merritt Island, 140 Magnolia Avenue
Mrs. Natowich advised that First Baptist Church Merritt Island had completed their application for their first Commercial Façade Improvement project.

Mrs. Natowich reported that the CFIP application prepared by the First Baptist Church of Merritt Island is the first part of a multi-stage project. Mrs. Natowich commented that the church has numerous parcels and several are contiguous. The first grant application is to install awnings on both of the subject buildings. The estimated cost of the project is \$8,844 of which the grant amount would be \$4,422.00. First Baptist Church will be repainting and replacing the roofs on the subject buildings as part of a more extensive project improvement.

MOTION MADE BY MIKE SELIG, SECONDED BY SANDEE NATOWICH TO APPROVE THE COMMERCIAL FAÇADE IMPROVEMENT APPLICATION FOR FIRST BAPTIST CHURCH MERRITT ISLAND, 140 MAGNOLIA AVENUE. THE MOTION PASSED UNANIMOUSLY.

- CFIP Application – Paul L. Ouellette, DDS, Affordable Braces, 455 Magnolia Avenue

Mrs. Natowich reported that Dr. Ouellette's CFIP application for upgraded roofing was reviewed by the Beautification Committee. Mrs. Natowich advised that the Beautification Committee's recommendation for approval was unanimous and that this project was part of a more extensive project. Mrs. Anderson commented that the building would be completely renovated with new exterior siding, all porch railings would be replaced, new paint, bahama shutters and to include extensive landscaping. Mrs. Anderson advised that Dr. Ouellette would only be submitting the cost of the roof for the grant. The estimated cost of the project is \$42,875, of which the amount of the grant would be \$10,000.00.

MOTION MADE BY RALPH PERRONE, SECONDED BY RODDY KRING TO APPROVE THE COMMERCIAL FAÇADE IMPROVEMENT APPLICATION FOR PAUL L. OUELLETTE, DDS, AFFORDABLE BRACES, 455 MAGNOLIA AVENUE, CONTINGENT ON PROOF THAT THE ROOF IS PART OF A LARGER PROJECT PROVIDED BY THE OWNER AND THE GRANT WOULD NOT BE AWARDED UNTIL PROOF THAT ALL OF THE WORK ON THE PROJECT IS COMPLETED TO INCLUDE LANDSCAPING, SIDING, SHUTTERS AND PAINTING. THE MOTION PASSED UNANIMOUSLY.

- **Commercial Façade Improvement Program Grants**

Mrs. Anderson gave an updated report on the Commercial Façade Improvement Grant projects. Mrs. Anderson discussed the Piloni property that was being subdivided and sold.

Mrs. Anderson gave a report on the code enforcement issues in the MIRA area.

AGENDA ITEM 7- STAFF REPORT

SYKES CREEK/MERRITT AVENUE BERM

Mr. Robertson reported that he had a discussion with Charlie Burton, Brevard County Roadways, concerning the Sykes Creek berm. Mr. Burton commented as soon as the issue with FPL is resolved his crew would be able to begin the work on the berm. The County sent the plans to FPL, as there is a power pole in the middle of the berm location, and the transformer is too low at that point. Mr. Burton commented that since the berm will be elevated, FPL would want to raise the transformer higher. Mr. Burton advised that FPL would be getting back with him on the solution.

REAR/SIDE LOT PARKING IN MERRITT PARK PLACE

Mr. Robertson reported that he had received a survey from Dr. Wilkins for his property to construct a rear/side parking lot. Mr. Robertson commented that Dr. Wilkins parking lot has been designed and submitted to Jim Statlick for review.

ENTRY SIGNS

Mr. Robertson reported that Jack West, FDOT, seemed to be optimistic on meeting the requirements to place the entry sign at the east entry of the MIRA area. Mr. Robertson advised that MIRA would need a resolution from the Brevard County Commission supporting the sign, as this is an unincorporated area.

BUS SHELTERS

Mrs. Anderson reported on the meeting held with Commissioner Ron Pritchard, County Staff, and 20/20 Media. Mrs. Anderson advised that the County Engineering Staff approved four locations for the new covered bus shelters.

OTHER BUSINESS

Greg Lugar, Director, Brevard County Economic and Financial Programs discussed the supplemental budget request. Mr. Lugar stated that there is situation where the cash forward is more than \$900,000 than shows in the present budget. Mr. Robertson commented that the five

year projected budget would come before the Board at the next Board Meeting. Mr. Watson suggested putting extra money in this year's Commercial Façade Improvement Project Grant program. Mrs. Natowich made the suggestion to increase the side/back lot parking grants by an additional \$10,000.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY RALPH PERRONE TO INCREASE THE COMMERCIAL FAÇADE IMPROVEMENT GRANT BUDGET TO \$150,000 FOR FY 2004-2005 TO ANTICIPATE MORE PROJECTS. THE MOTION PASSED UNANIMOUSLY.

Mr. Watson requested that a list of potential Commercial Façade Improvement projects be provided at the next Board meeting.

OLD BUSINESS

None

MOTION MADE BY SANDEE NATOWICH SELIG, SECONDED BY RALPH PERRONE TO ADJORN. NEXT SCHEDULED MIRA BOARD MEETING TO BE HELD ON THURSDAY, APRIL 28, 2005. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 3:50 p.m.