

**MERRITT ISLAND REDEVELOPMENT AGENCY  
MINUTES OF MAY 26, 2005**

**Members Present:** Sandee Natowich, Vice Chairman  
Bert Francis, II  
Dr. Roddy Kring  
Mike Selig  
Ralph Perrone

**Members Absent:** Duane Watson, Chairman  
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  
Jim Statlick, Brevard County Land Development

**Guest:** Dr. Peter Kroell, Architect  
Jack Arnold, P.E.  
Nicholas Stipanovich  
Craig Conlon  
Beth Kring

**NEXT REGULAR MEETING SCHEDULED FOR JUNE 23, 2005 2:00 P.M. MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.**

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

The minutes of the April 28, 2005 MIRA Board Meeting were reviewed and corrections made.

**MOTION MADE BY BERT FRANCIS, SECONDED BY MIKE SELIG APPROVING THE MINUTES OF THE APRIL 28, 2005 MIRA BOARD MEETING, AS CORRECTED. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM NO. 1 – DISCUSSION / APPROVAL RE: PROPOSED SIGN VARIANCE FOR MIKE ERDMAN MOTORS, INC., FORMERLY SUTHERLINE CADILLAC-NISSAN, 445 E. MERRITT ISLAND CAUSEWAY, MERRITT ISLAND, FLORIDA, OWNER-MIKE ERDMAN MOTORS, INC./APPLICANT-MICHAEL G. MINOT, ESQ.**

Item withdrawn from the Agenda

**AGENDA ITEM 2 – DISCUSSION / APPROVAL OF SITE PLAN FOR CROCKET BUILDING, 405 MAGNOLIA AVENUE**

As background, Mr. Robertson discussed the site plan that had been submitted to convert the existing 6500 sq. ft. Crocket Building, which is a two (2) story office/retail building into a four (4) story office building. Mr. Robertson advised that the building is located on the southwest corner of S. Tropical Trail and Magnolia Avenue. Mr. Robertson introduced Dr. Peter Kroell, the architect for the Crocket Building. Dr. Kroell reviewed his plans to add two additional stories to

the Crockett building with a total building height of forty-four feet (44) to make a more professional office area for that corner. Dr. Kroell advised that after his review at Brevard County Land Development he discovered the height restriction in the area his building is located is only thirty feet and that his building plans would exceed that limit. Dr. Kroell acknowledged that he would need to meet with the property owner and review the problems of height restrictions and the shortage of sufficient parking.

**AGENDA ITEM 3 – REGIONAL STORMWATER UTILITY FACILITY MODIFIED AGREEMENT**

**MOTION MADE BY BERT FRANCIS, SECONDED BY RALPH PERRONE, TO TABLE AGENDA ITEM 3. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM 4 – NICK’S LAWN SERVICE POTENTIAL FOR MINI WAREHOUSE TANGERINE AVENUE**

As background, Mr. Robertson advised that Nick Stipanovich submitted a proposal for an idea he had for his trailer park located at the southeast corner of N. Tropical Trail and Tangerine Avenue. Mr. Stipanovich discussed the trailer park that he has owned for 25 years on the property and had come before the MIRA Board with a preliminary plan before he progressed with any property changes. Mr. Stipanovich commented that he would like to change the trailer park to an upscale mini warehouse. Mr. Stipanovich reviewed the landscaping he had planned for the mini warehouse. Mr. Stipanovich commented that the property would have on-site management with an electric door and a landscape buffer around the perimeter of the property. Mr. Stipanovich advised that the property would need to be rezoned from BU1- to BU2 to change the usage of the property to mini warehouse. The consensus of the MIRA Board was in favor of Mr. Stipanovich plans for an upscale mini warehouse in place of the trailer park.

Doug Robertson introduced Craig Conlon who owns a trailer park located at 155 Palmetto Avenue. Mr. Conlin informed the Board that he had recently purchased Siesta Mobile Home Park, which is forty years old and approximately 2.87 acres. Mr. Conlon advised that he would like to develop the property and build 47 three-story townhouses with two car garages. Mr. Robertson commented that Mr. Conlon’s property would need rezoning and should have a civil engineer review the concept plans for purpose of rezoning.

**AGENDA ITEM 5 - BEAUTIFICATION COMMITTEE REPORT**

- Mrs. Natowich reported that at the last MIRA Beautification Committee that the Committee discussed the area on N. Banana River Drive. The Beautification Committee made the motion to recommend to the MIRA Board that MIRA look at expanding the MIRA border from the Indian River to Banana River and from Lucas Road to Manor Drive. Mrs. Natowich reported that the Committee also recommended improvements to be addressed on N. Banana River Drive in the MIRA area.
- Mrs. Natowich commented that she had met with Marcus Herman the owner of Triangle Auto, to discuss improving his property located at the intersection of S.R. 520 and N. Courtenay Parkway. Mrs. Natowich advised that Mr. Herman is requesting MIRA’s assistance in getting Brevard County or FDOT to allow him to place plantings in the right of way if he agrees to maintain the right of way.

Greg Lugar commented that previously FDOT has not allowed landscaping at that intersection due to the obstruction of traffic. Mike Selig suggested that MIRA work with Brevard County and FDOT to fix up the intersection. Mr. Selig commented that there had been an environmental problem with that corner when Texaco had been burning ground water and was not aware if the burners were ever removed from that location. Mr. Lugar suggested checking out the location with Natural Resources. Mr. Robertson suggested coming back to the next meeting with the survey and pictures for the location. Mr. Lugar advised that MIRA staff should meet with Transportation and Traffic Engineering to discuss what could be done as far as landscaping in the right of way.

- The Beautification Committee recommended that Advanced Dentistry/Dr. Anthony Sidor, 225 S. Plumosa Street and Carrabba's Italian Grill, 60 Palmetto Avenue receive the Beautification Award for the month of June.

**MOTION MADE BY MIKE SELIG, SECONDED BY RALPH PERRONE TO APPROVE BEAUTIFICATION AWARDS FOR ADVANCED DENTISTRY/DR. ANTHONY SIDOR, 225 S. PLUMOSA STREET AND CARRABBA'S ITALIAN GRILL, 60 PALMETTO AVENUE. THE MOTION PASSED UNANIMOUSLY.**

#### **AGENDA ITEM 8 – STAFF REPORT**

Mr. Robertson reminded the Board that he would need to reduce the time that he commits to MIRA projects and that transition of some of his task would be given to Tina Anderson and Greg Lugar would take on a stronger role with MIRA.

Mrs. Anderson reported on the meeting with District II Commission Office concerning the bus shelters, Waterway Park and the Roadways & Landscaping Contract that was held on May 6, 2005. Mrs. Anderson advised that the County would be working with TDC and SCAT to provide covered bus shelters that would advertise and promote Brevard County in the MIRA area. Mrs. Anderson advised that Parks & Recreation is meeting with Roadways & Landscaping to discuss responsibilities of the landscaping and trimming of the Washingtonian trees located in Waterway Park, which MIRA finances. Mrs. Anderson advised that MIRA staff is working with Roadways & Landscaping to come back to the Board with an agreement to maintain the roadways in the MIRA area.

#### **SYKES CREEK/MERRITT AVENUE BERM**

Mrs. Anderson reported on the meeting MIRA staff had with Charlie Burton, Brevard County Roadways & Landscaping concerning the construction of the Sykes Creek / Merritt Avenue berm. Mrs. Anderson commented that when FPL has relocated the power pole in the berm, then Brevard County would begin construction of the berm. Mrs. Anderson advised that a purchase order has been forwarded along with a request to relocate the power pole. FPL has advised that within the next five to six weeks they would be relocating the pole.

#### **CONSULTANT SELECTION**

Mrs. Anderson advised that the selection committee, the MIRA Board appointed, was scheduled to meet on June 1, 2005 to select a continuing consultant firm. Mrs. Anderson advised that the two firms that provided proposals were Stottler, Stagg & Associates and Dyer, Riddle, Mills & Precourt, Inc. Mrs. Anderson advised that at the next MIRA Board meeting a contract would be presented to the Board for approval on the continuing consultant firm that was selected.

**OTHER BUSINESS**

None

**OLD BUSINESS**

None

**MOTION MADE BY BERT FRANCIS, SECONDED BY RODDY KRING TO ADJORN. NEXT SCHEDULED MIRA BOARD MEETING TO BE HELD ON THURSDAY, JUNE 23, 2005. MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 3:25 p.m.