

**MERRITT ISLAND REDEVELOPMENT AGENCY  
MINUTES OF JUNE 23, 2005**

**Members Present:** Duane Watson, Chairman  
Bert Francis, II  
Nick Gigante  
Mike Selig  
Ralph Perrone

**Members Absent:** Sandee Natowich, Vice Chairman  
Dr. Roddy Kring

**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  
Ryan Rusnak, Brevard County Planning & Zoning  
Ed Washburn, Assistant County Manager  
Ron Jones, Director Brevard County Stormwater Utilities Department

**Guest:** Danny Wong  
Gene Williford, DRMP

**NEXT REGULAR MEETING SCHEDULED FOR JULY 28, 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 May 26, 2005 MIRA Board Meeting were reviewed.

**MOTION MADE BY RALPH PERRONE, SECONDED BY BERT FRANCIS APPROVING THE MINUTES OF THE MAY 26, 2005 MIRA BOARD MEETING. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM NO. 1 – DISCUSSION / APPROVAL RE: REQUEST FOR APPROVAL OF A CHANGE OF ZONING FROM BU-1 (GENERAL COMMERCIAL) TO BU-2 (HEAVY COMMERCIAL) FOR RAY’S TIRE CENTER OF MERRITT ISLAND, INC.**

As background, Mr. Robertson commented that Danny Wong has come before the MIRA Board representing Ray’s Tire Center of Merritt Island to request the zoning be changed from BU-1 to BU-2. The property is located on the south side of Palmetto Avenue and approximately three hundred forty feet (40) east of N. Courtenay Parkway. Mr. Robertson advised that the surrounding property is zoned BU-2.

Mr. Wong advised that the property in question is approximately 1800 square feet and is used primarily for loading and unloading of tires. Mr. Wong commented that tires are unloaded from the trailers and the trailer is left for approximately two-three weeks, then the trailers are reloaded with old tires and taken away. Mr. Wong noted that BU-1 does not allow for commercial property to be used for a loading zone and is requesting a change to BU-2 to allow Ray’s Tire Center to continue to unload and load tires on his property. Ryan Rusnak, Brevard County

Planning and Zoning Department advised that BU-2 is necessary to park trailers but is concerned with the site obstructions caused by the trailers. Mr. Robertson suggested that a buffer around the property be placed to rid the area of blight. Mr. Rusnak advised that if the MIRA Board wants a buffer around the property they would need to go into a binding agreement with Ray's Tire Center. Mr. Rusnak suggested as an alternative to a fence type of buffer to use landscaping. Mr. Robertson suggested the applicant limit the property to only one trailer.

**MOTION MADE BY MIKE SELIG, SECONDED BY BERT FRANCIS APPROVING THE CHANGE OF ZONING FOR RAY'S TIRE CENTER OF MERRITT ISLAND, INC. ON ALL PROPERTY TO BE CONSISTENT TO BU-2 ALLOWING ONE (1) OPERABLE TRAILER WITH CURRENT TAG ON PREMISES AND TO INCLUDE LANDSCAPE IF ROOM ALLOWS. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM 2 – DISCUSSION / APPROVAL RE: STORMWATER UTILITY FACILITY MODIFIED AGREEMENT**

As background, Ron Jones, Brevard County Regional Stormwater Utility, discussed the modified agreement that he had brought before the MIRA Board. Mr. Jones advised that his department will be moving forward in July and commented that the necessary appraisals are being processed.

**MOTION MADE BY MIKE SELIG, SECONDED BY RALPH PERRONE APPROVING THE STORMWATER UTILITY FACILITY MODIFIED AGREEMENT. MOTION PASSED UNANIMOUSLY.**

Mr. Jones discussed the installation of a retention pond on Fortenberry Road behind the Publix Supermarket next to Merritt Square Mall. Mr. Jones inquired if MIRA would contact the new owners of Merritt Square Mall to discuss a façade improvement on the back of the Publix. Mr. Jones advised that Pulte Homes was constructing multi-family homes and would be doing extensive landscaping at the entrance to their project.

**AGENDA ITEM 3 – DISCUSSION / APPROVAL RE: CONTRACT FOR CONTINUING ENGINEERING PROFESSIONAL CONSULTANT SERVICES**

As background, Greg Lugar advised that on March 24, 2005 the MIRA Board authorized staff to solicit requests from civil engineers to provide professional services for the agency. The agency's selection committee met and selected Dyer, Riddle, Mills & Precourt, Inc. (DRMP) as the most qualified firm. A fee structure and service contract has been negotiated and finalized with DRMP. Mr. Lugar advised that the MIRA Board would need to approve the contract with DRMP. Mr. Gigante inquired if location of the engineering firms was taken in consideration during the selection process. Mr. Lugar commented that location was considered along with previous experience with CRA's. Mr. Lugar introduced Gene Williford with DRMP. Mr. Williford commented that he would be working closely with MIRA in completing their projects along with Michael Henry, utility engineer. Mr. Williford commented that MIRA's projects would be accomplished through their municipal services division that deals with smaller projects and still would have the horsepower behind them if a large project should come up to have capacity to do the work now.

**MOTION MADE BY MIKE SELIG, SECONDED BY RALPH PERRONE, TO ACCEPT THE CONTRACT WITH DYER, RIDDLE, MILLS & PRECOURT, INC. AS MIRA'S CONTINUING ENGINEERING PROFESSIONAL CONSULTANTS. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM 4 – DISCUSSION / APPROVAL RE: AGREEMENT BREVARD COUNTY ROADWAYS & LANDSCAPING**

As background, Mr. Robertson advised that the agreement between Brevard County Roadways & Landscaping and MIRA to cover the landscape maintenance along S.R. 520 and Merritt Park Place has ended. Mr. Robertson commented that the new contract would include the area along Merritt Avenue and Sykes Creek Parkway and would cover pruning of all trees including palm trees. Mr. Robertson noted that due to the increase in the area of landscaping, along with pruning of trees, the cost for MIRA would increase to \$40,370 the first year and then decrease 10% each year over the next five years. Mr. Robertson advised that this agreement does not cover the Washingtonian palm trees in Waterway Park.

**MOTION MADE BY RALPH PERRONE, SECONDED BY BERT FRANCIS APPROVING THE AGREEMENT BETWEEN BREVARD COUNTY ROADWAYS & LANDSCAPING AND MIRA. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM 5 - DISCUSSION RE: APPOINTMENT OF GREG LUGAR AS MIRA DIRECTOR**

As background, Mr. Robertson commented that he had informed the MIRA Board that he was leaving the position of Consulting Director to the Merritt Island Redevelopment Agency. Mr. Robertson recommended Mr. Greg Lugar, Director of Brevard County Economic and financial programs to take over as director of MIRA. Mr. Lugar has extensive experience with MIRA, its programs and budget and had acted as interim MIRA director in the past. Mr. Robertson advised that Mr. Lugar would maintain his position as Director of Brevard County Economic and Financial Program but would allocate approximately 25% of his time to MIRA and maintain a presence in the MIRA office. Mr. Robertson commented that MIRA presently has a service agreement with Brevard County that would need to be modified to reflect Greg Lugar for the position of Director of MIRA. Mr. Lugar suggested modifying the contract to fully define his scheduled work along with staffing. Mr. Watson inquired as to what would happen when MIRA begins a major project and having Mr. Lugar being available to spend major time on these projects. Mr. Lugar advised that he would not be able to provide the time to manage the construction projects but does plan on having more county staff and the engineer consultants available.

Mr. Watson suggested that Doug Robertson do the Slum and Blight Report to expand the MIRA boundary and to have Mr. Robertson work on an hourly basis as needed. Mr. Robertson suggested modifying his contract to be more of an hourly on call, special projects person.

**MOTION MADE BY MIKE SELIG, SECONDED BY RALPH PERRONE APPROVING THE APPOINTMENT OF GREG LUGAR AS DIRECTOR OF MIRA SUBJECT TO A NEW SERVICE AGREEMENT BEING COMPLETED. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM 6 - BEAUTIFICATION COMMITTEE REPORT**

Mr. Watson filed a Conflict of Interest form for this item.

Mrs. Anderson commented that the MIRA Beautification Committee did not meet in the month of June. Mrs. Anderson advised that there was one Commercial Façade Improvement Grant Application that is before the MIRA Board for approval. The CFIP project is located at 76 E. Merritt Island Causeway and would be an extensive renovation of the property.

**MOTION MADE BY RALPH PERRONE, SECONDED BY MIKE SELIG TO APPROVE COMMERCIAL FAÇADE IMPROVEMENT GRANT APPLICATION FOR DUANE WATSON, FOR PROPERTY LOCATED AT 76 E. MERRITT ISLAND CAUSEWAY. THE MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM 8 – STAFF REPORT**

Mr. Robertson introduced Ed Washburn, Assistant County Manager. Mr. Robertson commented that Mr. Washburn would be attending the MIRA Board meetings to assist in expediting the on going MIRA projects.

**OTHER BUSINESS**

None

**OLD BUSINESS**

None

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

Meeting adjourned at 3:50 p.m.