

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF JUNE 24, 2004**

Members Present: Duane Watson, Chairman
Sandee Natowich, Vice Chairman
Bert Francis, II
Bob Barranco
Ralph Perrone
Dr. Roddy Kring
Mike Selig

Members Absent: None

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

County Staff: Terri Jones, Assistant County Attorney

Guest: Robin Sobrino, Brevard County Planning & Zoning
Scott Nickle, Bussen-Mayer Engineering Group, Inc.
Ken Buback, Fraternal Order of the Eagles
Patrick Ryan, Space Coast Area Transit
Bill Lee, Space Coast Area Transit
Craig Simmons, Space Coast Area Transit
Joel C. Davis, 20/20 Media
Todd Peats, Planner
Richard Amari, Amari & Theriac, P.A.
Kohn Bennett, Towne Realty
Maath Bennett, Benko Construction
Jim Statlick, Brevard County Land Development
Kathleen Rich-New, Cocoa Beach Area Chamber of Commerce
Rochelle Lawandales, Lawandales Planning
Polly Chase

NEXT REGULAR MEETING SCHEDULED FOR JULY 29, 2004, 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 April 29, 2004 MIRA Board Meeting was reviewed and corrections were made.

MOTION MADE BY MIKE SELIG, SECONDED BY DR. RODDY KRING, APPROVING THE MINUTES OF THE APRIL 29, 2004 MIRA BOARD MEETING, AS CORRECTED. MOTION PASSED UNANIMOUSLY.

Ralph Perrone joined the MIRA Board Meeting at 2:05 p.m.

AGENDA ITEM NO. 1 – DISCUSSION REGARDING COVERED BUS SHELTERS IN THE MIRA AREA

As background, Mr. Robertson commented that Commissioner Ron Pritchard and the MIRA Board had been interested in having covered bus shelters in the MIRA area. The MIRA staff has been working with the SCAT staff and 20/20 Media to understand how the shelter program works. The MIRA staff looked at each bus stop to access where a bus shelter would be warranted. Mr. Robertson presented a map to the Board reflecting the potential locations for the covered bus shelters that were discussed with the SCAT staff.

Mr. Robertson introduced Joel Davis, from 20/20 Media. Mr. Davis discussed the program that 20/20 media had contracted with Brevard County. Mr. Davis advised that under the program 20/20 would provide the bus shelters at no charge to include weekly maintenance with a portion of the ad sales given to the Jaycees. Commissioner Pritchard commented that he originally did not want the advertising on the benches, but felt that a solution could be worked out to accept the benches. Mr. Davis advised that 20/20 media would be able to design the covered shelter to meet the needs of the area, including etched glass and special colored roofing.

Mr. Watson inquired as to where the income for the advertising given to the Jaycees is distributed. Commissioner Pritchard suggested that MIRA look into the feasibility of having funds distributed in the MIRA area. Mr. Robertson inquired as to the minimum number of bus shelters that would be required in the MIRA area. Mr. Davis commented that there is no minimum, but would prefer more than one to be constructed. Commissioner Pritchard opined that if the covered bus shelters were to be individualized it would be a good project.

Mr. Pat Ryan, SCAT North Operations Supervisor, commented that MIRA would be providing a great service to the transit passengers by locating the covered bus shelters in the area. Mr. Ryan advised that the ridership has increased dramatically and there is a current need for the shelters. Commissioner Pritchard advised that he would like to schedule a meeting to finalize the shelters with Mr. Robertson, Space Coast Area Transit Staff, Mr. Davis, 20/20 Media and the County Attorney's office.

AGENDA ITEM NO. 2 - DISCUSSION REGARDING PARKING IN MERRITT PARK PLACE

As background, Mr. Robertson commented that Merritt Park Place would be able to get a significant reprieve for parking, landscaping, and drainage requirements if there was a change of use to an existing structure. Mr. Robertson opined that the problem that Merritt Park Place is currently having and will have in the future, is when a major addition to a building trips a site plan or any new construction on vacant property that has to conform to the County's regulations with regards to parking, landscaping and drainage.

Mr. Robertson indicated that the MIRA staff had met with Jim Statlick, Brevard County Land Development and Robin Sobrino, Brevard County Zoning to work on a solution for parking in Merritt Park Place. Mr. Robertson advised that site development regulations have been drafted and submitted to Brevard County Land Development for review. Mr. Robertson opined to the use of paver bricks or concrete blocks filled with sand as stabilized parking, as opposed to paved parking. Mrs. Natowich stated it was her suggestion to use rubber mulch for paving material. Mr. Robertson discussed the need for shallow swale for perimeter drainage to avoid any adverse effects from adjoining property and access drives to rear yards where MIRA is trying to encourage parking. Mr. Robertson discussed reducing the parking requirement for office, medical buildings, restaurants and general retail and having fifty percent of parking being offsite as opposed to onsite. Mr. Robertson commented that the consensus of the MIRA staff and the

County staff that the only way those type of lenient restrictions would work effectively would be if MIRA aggressively pursues a program for providing assistance to allow the property owners to develop their back yards into parking areas. Mr. Robertson advised that MIRA is presently developing a grant for this purpose. Mr. Robertson opined that MIRA also should pursue some sites in the area for off street parking, which would offset some of the lenient requirements, which MIRA is proposing, and the use of cross access easements so that the adjacent property owners could use each other's yards for parking.

Mr. Statlick commented that with an existing structure it is very difficult to meet standards for access to the rear of a building. Mr. Statlick advised that Brevard County Land Development would need some guidelines to go by in order to work with the development/property owner to make the area successful. Mr. Statlick commented that he is not in the position to make recommendations for other requirements for back lot parking, such as landscaping and drainage. Mr. Robertson suggested putting together a 3-4-person committee to make sure all the issues are reviewed.

Commissioner Pritchard opined that MIRA needs to create some sort of parking agreement where businesses can take parts of their property and access as mutual parking for all, as well as the on-site parking. Commissioner Pritchard commented that parking in Merritt Park Place is in the formation stage and was brought to the MIRA Board to find a solution to the present parking shortage.

Ms. Sobrino advised that it is the willingness of the individual property owners to participate in joint parking arrangements. Mr. Statlick advised that the parking requirements in Brevard County are presently being reviewed and revised at this time. Mr. Statlick commented on the concern with shared parking in Brevard County, as the county requires that the adjacent properties enter into a perpetual shared access/ingress/egress parking easement. Mr. Robertson again opined that in order to make the more lenient criteria work that MIRA would have to aggressively pursue public parking in the area.

AGENDA ITEM NO. 3: – DISCUSSION – APPROVAL REGARDING A REQUEST BY TOWNE DEVELOPMENT ISLAND POINTE, INC. FOR THE TEMPORARY CLOSING OF MYRTICE AVENUE FOR SEWER AND ROAD IMPROVEMENTS

As background, Richard Amari, attorney for Towne Development of Island Pointe, Inc. advised that 3 of the 4 condominium buildings are presently going up. Mr. Amari commented on the positive impact the project will have to the surrounding area. Mr. Amari advised that the reason he has come before the board for approval for the temporary closing of Myrtice Avenue for sewer and road improvements. Mr. Amari commented that originally the plan was approved for the sewer line to run along the property line and include a lift station. Mr. Amari advised that there is now capacity for the lift station to provide additional sewer to the surrounding properties. Mr. Amari opined that in his estimation, part of the reason that this area has not redeveloped in the past is the lack of infrastructure, particularly sewer. Mr. Amari advised that Towne Development will be going forward with Phase II of the project in the near future. Mr. Amari commented that the county staff had requested that Towne Development consider making part of the sewer line public, then it would be more available and accessible to some of the other property owners particularly the S.R. 520 frontage. Mr. Amari advised that the developers are willing to make that happen, but if the line were to become a public sewer line, the developer would like the line within the public right of way instead of on the developer's property. Mr. Amari indicated that the county staff is in favor of moving the line into the right of way. Mr. Amari advised that to make this happen, however, Towne Development would need to do some construction on Myrtice Avenue and that would require the temporary closing of Myrtice Avenue for a period of time.

Maath Bennett, Benko Construction, advised that Towne Realty is requesting a road closure of a year to install the sewer, clean up the area and landscape from Rose to near S.R. 520. Kohn Bennett advised that it would also increase safety in the area. Kohn Bennett, Towne Realty Development, indicated that the project would start in late August. Mr. Robertson advised that he had discussed the street closing with Dick Martens, Brevard County Water Resources, who is supportive of the closing.

Mr. Selig inquired if the duration of the traffic lights on N. Tropical Trail and S. R. 520 could be extended by FDOT. Mr. Robertson advised that he would discuss the light situation with FDOT. Mr. Watson stated it was his suggestion that MIRA complete the road improvement from Rose to N. Tropical Trail.

MOTION MADE BY DR. RODDY KRING, SECONDED BY RALPH PERRONE TO APPROVE THE TEMPORARY CLOSING OF MYRTICE AVENUE FOR SEWER AND ROAD IMPROVMENTS. THE MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 4: DISCUSSION – APPROVAL REGARDING SITE PLAN MEDICAL/OFFICE BUILDING TO BE LOCATED AT THE NORTHEAST INTERSECTION OF N. TROPICAL TRAIL AND HIBISCUS AVENUE.

Ralph Perrone filed a Conflict of Interest form for this item. As background, Mr. Robertson advised that the applicant is proposing a 10,278-office/medical building to be located at the northeast corner of N. Tropical Trail and Hibiscus Avenue. Mr. Robertson introduced Richard Kern the site engineer for the project. Mr. Kern advised that the building would be a two-story office/medical building with the second floor being a general office building and an OB/GYN office would occupy the first floor. Mr. Perrone advised that the roof would be tile with a walkway surrounding the entire building and an elevator that will be a tower at a point of the building. Mr. Perrone commented that the building would front on N. Tropical Trail and Hibiscus Avenue.

MOTION MADE BY MIKE SELIG, SECONDED BY BOB BARRANCO TO APPROVE THE SITE PLAN FOR A MEDICAL/OFFICE BUILDING TO BE LOCATED AT THE NORTHEAST INTERSECTION OF N. TROPICAL TRAIL AND HIBISCUS AVENUE. THE MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 5: DISCUSSION – APPROVAL REGARDING CONDITIONAL USE PERMIT (CUP) FOR ON-SITE ALCOHOL BEVERAGE CONSUMPTION FOR THE FRATERNAL ORDER OF THE EAGLES LOCATED ON HIBISCUS AVENUE IN MERRITT PARK PLACE.

Mr. Robertson introduced Rochelle Lawandales representing the Fraternal Order of the Eagles. As Background, Ms. Lawandales advised that the Eagles were previously located in Merritt Park Place and would like to return to the area. The Eagles have been meeting currently at the bowling alley on North Courtenay for a number of years. Ms. Lawandales advised that the Fraternal Order of the Eagles is filing for a Conditional Use Permit and indicated that the Eagles meet all of the requirements for a Conditional Use Permit. Mrs. Lawandales commented that the lodge would be located on the front and the parking in the rear of the property. Ms. Lawandales indicated that the large oak tree would remain on the property. Ms. Lawandales advised that the Eagles Lodge would be used mainly in the evening. Mrs. Lawandales advised that four adjacent lots for parking are currently in discussion with property owners and the Eagles are trying to secure additional parking possibilities through a lease agreement. Ms. Lawandales advised that

the duplex would come down, with a portion to be used for parking and a portion to be used for retention, unless they can get a swale system approved or some other kind of arrangement made.

Mr. Watson inquired as to the parking ratio for this type of use. Mr. Robertson commented that there is a special category for private clubs. Ms. Sobrino advised that the Zoning staff felt that the Eagles Lodge does meet the standards that are set forth for a Conditional Use Permit. Ms. Lawandales discussed the possibility of limiting the size of the facility or restrict the occupancy on site until such time there is additional parking opportunity arranged. Mrs. Natowich opined her concern of cars parking on the sidewalks and right of ways if enough parking is not available.

MOTION MADE BY BOB BARRANCO, SECONDED BY RALPH PERRONE TO APPROVE THE REZONING FROM BU-1 TO CUP (CONDITIONAL USE PERMIT) FOR THE FRATERNAL ORDER OF THE EAGLES PRIVATE CLUB LOCATED ON HIBISCUS AVENUE IN MERRITT PARK PLACE. THE MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 6: DISCUSSION – APPROVAL REGARDING REZONING REQUEST BY LARCON CORP., RICHARD BIERY, APPLICANT, TO CHANGE THE ZONING ON PROPERTY LOCATED ON THE EAST SIDE OF SOUTH BANANA RIVER DRIVE, APPROXIMATELY 230 FEET SOUTH OF S.R. 520 FROM BU-2 (COMMERCIAL) TO RU-2-15 (MULTI-FAMILY).

Mr. Robertson introduced Todd Peats representing Larcon Corp. As background, Mr. Peats commented that the property that they are requesting to have rezoned is presently the Island Crab House. Mr. Peats advised that the property is on the south side of S.R. 520 and just east of South Banana River Drive. Mr. Peats commented that the Larcon Corp. plans to build a multi-family development on 1.6 acres with four stories and 24 units. Mr. Peats indicated that there would be 37 covered garages underneath and 51 total spaces on the side. Ms. Sobrino commented that one of the items the County Commissioners look at is the impact to the school system serving the area. Ms. Sobrino advised that the policy is, that if the rezoning request will add one additional unit to the property then they are going to look at the schools, in this case the Merritt Island schools. Mr. Biery advised that his group would be willing to take the alternative and make the condo's 55 and over, if necessary.

MOTION MADE BY BERT FRANCIS, SECONDED BY BOB BARRANCO TO APPROVE THE CHANGE OF ZONING ON PROPERTY LOCATED ON THE EAST SIDE SOUTH OF BANANA RIVER DRIVE, APPROXIMATELY 230 FEET SOUTH OF S. R. 520 FROM BU-2 (COMMERCIAL) TO RU-2-15 (MULTI-FAMILY). THE MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 7: BEAUTIFICATION COMMITTEE REPORT

- Discussion – Approval regarding new Commercial Façade Improvement Application – Ralph Perrone, 350 Myrtice Avenue.

Ralph Perrone filed a Conflict of Interest form for this item. Mrs. Natowich advised that the Beautification Committee approved the CFIP application with the provision that individual figures would be presented as that is what the application requires. Mrs. Natowich commented that three general contractors are providing all the services. Mr. Robertson commented that there is an item in the application that should be addressed at the next MIRA Board meeting that states “all cost associated with the project should be individually priced”. Mr. Robertson commented that this was not the intent in the original application if the contractor is a licensed general contractor.

MOTION MADE BY BOB BARRANCO, SECONDED BY SANDEE NATOWICH TO APPROVE THE COMMERCIAL FAÇADE IMPROVEMENT APPLICATION FOR RALPH PERRONE AT 350 MYRTICE AVENUE. THE MOTION PASSED UNANIMOUSLY.

- Discussion – Approval regarding new Commercial Façade Improvement Application – Sutton’s Pool Supply, 500 West Merritt Island Causeway.

As background, Mrs. Natowich commented that the property faces S.R. 520 and the side faces Myrtice Avenue. Mrs. Natowich advised that the property has been used as a pool supply for some time and that Mr. Sutton is anxious to do whatever the MIRA Board requires of him. Mrs. Natowich advised that Mr. Sutton has excellent plans to revamp not only the front property but also the property that can be seen from the street that is across the back of the property. Mrs. Natowich indicated that Mr. Sutton was going to be doing more planting and beautification. Mrs. Natowich commented that the Beautification Committee requested that Mr. Sutton get an itemized break down of his estimates and the committee recommends that Sutton Pool Supply application be accepted by the MIRA Board contingent on his getting the proper estimates.

MOTION MADE BY DR. RODDY KRING, SECONDED BY BERT FRANCIS TO APPROVE THE COMMERCIAL FAÇADE IMPROVEMENT APPLICATION FOR SUTTON POOL SUPPLY AT 500 WEST MERRITT ISLAND CAUSEWAY CONTINGENT ON GETTING THE PROPER ESTIMATES. THE MOTION PASSED UNANIMOUSLY.

- Discussion – Approval regarding Beautification Award Nomination for Quattrocchi Real Estate, 130 N. Tropical Trail.

As background, Mrs. Natowich advised that the property owned by Quattrocchi Real Estate is across from B.J. Restoration. Mrs. Natowich commented that the building was in disrepair before the renovations and that the fencing along the north side of the property was an eyesore. Mrs. Natowich opined that this Commercial Façade Improvement Project was a real Cinderella story.

MOTION MADE BY MIKE SELIG, SECONDED BY RALPH PERRONE TO APPROVE THE BEAUTIFICATION AWARD FOR QUATTROCCHI REAL ESTATE AT 130 N. TROPICAL TRAIL. THE MOTION PASSED UNANIMOUSLY.

- Discussion – Approval regarding Beautification Award Nomination for Play it Again Sports, 150 East Merritt Island Causeway.

MOTION MADE BY MIKE SELIG, SECONDED BY RALPH PERRONE TO APPROVE THE BEAUTIFICATION AWARD FOR PLAT IT AGAIN SPORTS AT 150 EAST MERRITT ISLAND CAUSEWAY. THE MOTION PASSED UNANIMOUSLY.

- Discussion – Time allotted for an application after a project has begun.

Mrs. Natowich stated it was her suggestion that a time line of no more than 30 days be allotted for a project to begin before an application has been presented before the Beautification Committee.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY BOB BARRANCO TO APPROVE THE ADDITION TO THE APPLICATION THAT STATES THAT THIRTY DAYS AFTER BEGINNING OF THE PROJECT AN APPLICATION CAN BE BROUGHT BEFORE THE BEAUTIFICATION COMMITTEE. IF THE WORK IS COMPLETED BEFORE PRESENTING THE APPLICATION, THE PROJECT WILL NOT BE ACCEPTED. THE MOTION PASSED UNANIMOUSLY.

Mrs. Natowich advised that there would be two Beautification Awards and three CFIP awards given on Wednesday, July 07, 2004 and that Mrs. Anderson would be informing the MIRA Board members of the times and locations.

Mrs. Natowich commented that her condominium landscaping, that she and her husband have been upgrading, recently won the countywide Keep Brevard Beautiful Beautification Award. Mrs. Natowich indicated that this is the first time a condominium had ever received that award.

AGENDA ITEM 8: STAFF REPORT

Sewer Extension South of S.R. 520

Doug Robertson advised that he became aware that a sewer force main had been extended from the Anchorage Condominium currently under construction. Mr. Robertson commented that he had asked the County staff to do a study to see if an increase in the force main size from 4 inches to 6 inches might help MIRA extend sewer in that area. Mr. Robertson commented that the County did the study and he had been told that the line was already too far along to be changed. Mr. Robertson has requested Dick Martens, Brevard County Water Resources Department, to confirm if the sewer had been installed from Anchorage Condo to S. Tropical Trail almost to Cone Road. Mr. Robertson advised that he had contacted Joe Mayer, Bussen-Mayer Engineering Group, Inc. to do a proposal for MIRA for survey services, preliminary engineering study and cost estimates to bring the line from the north side of S.R. 520 from the Towne Realty project to go under S. R. 520. Mr. Robertson commented that the proposals cost for Bussen-Mayer Engineering Group, Inc. to do the survey, preliminary design and engineering study would be \$10,200.00.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY BOB BARRANCO TO AUTHORIZE BUSSEN-MAYER ENGINEERING GROUP, INC. TO DO A PRELIMINARY ENGINEERING STUDY AND SURVEY SERVICES FOR THE SEWER EXTENSION SOUTH OF S. R. 520. THE MOTION PASSED UNANIMOUSLY.

Entry Signs

Mr. Robertson advised that Dick Thompson, Brevard County Traffic Engineering, directed him to Universal Sign Company in Ft. Pierce that designs breakaway signs. Mr. Robertson commented that the sign specifications and dimensions have been sent to Universal Sign Company and advised that Universal Sign Company would attempt to design a sign that will work with FDOT.

Facade Sketches

Mr. Robertson commented that Terry Wade, the artist doing the renderings for MIRA, is presently still working on the drawings for the Piloni building.

Sykes Creek/Merritt Avenue Beautification

Mr. Robertson advised that Dick Thompson, Brevard County Traffic Engineering had agreed that the barrier at the end of Sykes Creek is not needed. Mr. Robertson indicated that Mr. Thompson suggested that MIRA do a tiered earthen berm with a typical 24" arrow. Mr. Robertson commented that MIRA would have Bussen-Mayer Engineering Group, Inc. design the berm per Dick Thompson specification.

AGENDA ITEM NO. 9 – STATUS OF N. TROPICAL TRAIL AND MERRITT AVENUE IMPROVEMENT STUDY

As background, Scott Nickel, Bussen-Mayer Engineering Group Inc. indicated that the MIRA Board had contacted Bussen-Mayer Engineering Group, Inc. to look at two projects in the MIRA area that relate to one another. Mr. Nickel commented that the first project was for improvements to N. Tropical Trail Corridor between S.R. 520 and Merritt Avenue. Mr. Nickel advised that Bussen-Mayer Engineering Group, Inc. looked at the possibility of a road widening on N. Tropical Trail for the purpose of increasing the capacity and beautification of the roadway and in the event when N. Courtenay Parkway is widen the need for an alternative route for vehicles. Mr. Nickel commented that there is an existing sixty-foot right of way and recommends working within that right a way. Mr. Nickel commented that cost becomes a significant issue when land acquisition comes into the picture and would also affect small parcels that front N. Tropical Trail. Mr. Nickel suggested constructing a three-lane roadway with a bi-directional center turn lane while incorporating five-foot wide sidewalks on each side of the road with curb, gutter and drainage improvements. Mr. Nickel commented that by adding the three-lane section this would alleviate the congestion at N. Tropical Trail. Mr. Nickel advised that making the necessary improvement to the intersection's southbound approach to S. R. 520 there would be a need for more room, but this would alleviate the congestion at N. Tropical Trail.. Mr. Nickel proposed acquiring property that would also give another stormwater retention facility location site.

Mr. Nickel discussed the Merritt Avenue corridor improvements that cover the roadway improvement between N. Tropical Trail and N. Courtenay Parkway. Mr. Nickel advised that it would be necessary to construct the sewer in the middle of Merritt Avenue. Mr. Nickel advised that Bussen-Mayer Engineering Group, Inc.'s recommendation is a three-lane section. Mr. Nickel commented that for the section at N. tropical Trail a radius requirement for the turn would need to pick up the corner piece as an acquisition parcel. The right of way now is sixty-six feet until it gets to Island Subdivision where the right of way is fifty feet. Mr. Nickel indicated that at that location it would be necessary to acquire a ten-foot wide easement or a right of way, whichever would be possible to negotiate. Mr. Nickel commented on the cost related to relocating the lift station, which would have to be moved and the need for a tract of land to relocate the lift station. Mr. Nickel advised concentrating on widening the area in front of the ball field and MILA Elementary with a right turn lane into MILA. Mr. Nickel commented that Bussen-Mayer Engineering Group would be working with the school board to coordinate the improvements. Mr. Watson inquired as to the length of time necessary to do the engineering work before construction including permits. Mr. Nickels indicated that engineering work including permits would take approximately nine to twelve months and that construction would take approximately one year. Mr. Robertson commented that he would like to see some sidewalk and landscaping easements. Mr. Nickels advised that they would proceed ahead for the final engineering study. Mr. Watson suggested getting in touch with FDOT before proceeding to see if money would be available from the State for the road improvements.

AGENDA ITEM NO. 10- OTHER BUSINESS

Mr. Watson commented that he would like to see the monthly financial report to indicate the budget available for the month. Mrs. Anderson advised that she would update the financial report to reflect the change.

NEXT SCHEDULED MIRA BOARD MEETING TO BE HELD ON THURSDAY, JULY 29, 2004. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 4:40