

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF JULY 29, 2004**

Members Present: Duane Watson, Chairman
Sandee Natowich, Vice Chairman
Bert Francis, II
Bob Barranco
Ralph Perrone

Members Absent: Mike Selig
Dr. Roddy Kring

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

County Staff: Cliff Repperger, Assistant County Attorney

Guest: Ryan Ruskak, Brevard County Planning & Zoning
Jim Statlick, Brevard County Land Development
Don Shannon, Merritt Park Place Group
Chris Harmon, Principal, Merritt Island Christian School
John Jensen, Merritt Island Christian School
Mike Quinn, Merritt Island Christian School
Jake Wise, Civil Engineer
Jack Rood, Architect

NEXT REGULAR MEETING SCHEDULED FOR AUGUST 26, 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 June 24, 2004 MIRA Board Meeting were reviewed.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY BOB BARRANCO, APPROVING THE MINUTES OF THE JUNE 24, 2004 MIRA BOARD MEETING. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM NO. 1 –SITE PLAN APPROVAL – DISCUSSION / APPROVAL RE: JIMMY VICKERS SUZUKI

As background, Mr. Robertson discussed the partial demolition and reconstruction of the Jimmy Vickers Suzuki building and site located on the southeast side of S.R. 520, west of Merritt Square Mall. Mr. Robertson introduced Mr. Jake Wise, Civil Engineer and Jack Rood, Architect, representing Jimmy Vickers Suzuki. Mr. Rood commented that Suzuki had asked the Vickers Suzuki Dealership to update the dealership building. Mr. Rood passed around renderings of the proposed reconstructed building that Suzuki is requesting and is the standard format elevation that they use for all the Suzuki's dealerships. Mr. Rood advised that they are trying to go through a minor site plan approval, which is why the dealership is saving part of the existing structure.

Mr. Rood advised that the front half of the building would be demolished and they would be adding to the back half of the building with an updated facade. Mr. Watson inquired as to the landscaping on the front 25 feet on S. R. 520. Mr. Wise advised that the site is presently 100% impervious now and they would be reducing the total impervious area. Mr. Rood indicated that Jimmy Vickers Suzuki plans to keep the display area in the front, which would reduce the total amount of run off. Mr. Rood indicated that they would be adding new landscaping to the front of the building, which is not presently there along with more landscaping in the area on the west side of the building, a little in front along the building face and the setback along the east side. Mr. Watson opined that he would like to see landscaping in the front facing S. R. 520 instead of asphalt and cars. Mrs. Natowich suggested that it was her opinion that Jimmy Vickers Suzuki would qualify for grants with the MIRA Commercial Façade Improvement Program and suggested that they apply.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY BOB BARRANCO, TO APPROVE THE JIMMY VICKERS SUZUKI SITE PLAN FOR A PARTIAL DEMOLITION AND RECONSTRUCTION OF EXISTING SINGLE STORY STRUCTURE LOCATED ON THE SOUTHEAST SIDE OF S. R. 520, NEXT TO MERRITT SQUARE MALL WITH PROVISION THAT ATTENTION IS PLACED WITH FRONT LANDSCAPING AND THE AREA WHERE SIDEWALK IS LOCATED. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM NO. 2 - DISCUSSION / APPROVAL RE: REZONING REQUEST BY FIRST BAPTIST CHURCH MERRITT ISLAND, APPLICANT, CHRIS HARMON, HEADMASTER OF MERRITT ISLAND CHRISTIAN SCHOOL TO CHANGE THE ZONING ON PROPERTY LOCATED AT 140 MAGNOLIA AVENUE FROM BU-1 AND RU-1-9 WITH A CUP FOR A CHURCH & RELATED FACILITIES TO IN-LIGHT (INSTITUTIONAL) AND TO CHANGE THE FUTURE LAND USE FROM NEIGHBORHOOD COMMERCIAL TO COMMUNITY COMMERCIAL.

Mr. Robertson introduced Chris Harmon, Headmaster, Merritt Island Christian School. Mr. Harmon introduced John Jensen, head athletic director and Mike Quinn, special projects coordinator with Merritt Island Christian School.

As background, Mr. Harmon advised that Merritt Island Christian School owns land that they have been using as a recess and athletic field for the past twenty years. Mr. Harmon commented that they now have a competitive football team, and they would like to have home games, which would require the addition of lighting. Mr. Harmon indicated that Merritt Island Christian School had made an application for a permit from Brevard County, but under the current zoning they were not eligible. Mr. Harmon advised that the school met with the Brevard County Zoning staff, which recommended to the zoning board, that the zoning be changed to allow a private school to be able to put in lighting in that area. Mr. Harmon indicated that the zoning has been changed to institutional zoning and they are recommending IN-Light (Institutional Light). Mr. Harmon advised that the school is bordered on the north by commercial use and has received letters of support from the businesses. Mr. Harmon commented that on the south side of the school is Florida Power & Light, who had no objections. The west side is church owned property. Mr. Harmon advised that on the east side is the Calcut family property, who are long time members of the church and have stated that they do not have any objections.

Mr. Jensen advised that a stadium would be built which is included in the rezoning, and would have approximately 650 seats. Mrs. Natowich inquired as to what sports would be played at the field and the availability of parking. Mr. Harmon commented that only football and soccer would be played at the field with only five football evening home games a year. Mr. Harmon indicated that at the most 1000 spectators would be attending a game with approximately 500 cars. Mr. Watson inquired as to the hours of operations. Mr. Jensen advised that the lights would come on

at approximately 6:30 p.m. and turn off approximately between 9:45-10:00 p.m. Mr. Francis inquired as to the difference between IN-HEAVY and IN-LIGHT. Mr. Ruskak, Brevard County Planning and Zoning, commented that his office is still presently working on the ordinances, which is required to have two hearings and have recommended an overhaul of the Institutional District to provide for two categories. Mr. Ruskak advised that the first category is the heavy institutional land use and the other would be the light institutional land use. Mr. Ruskak commented that with respect to the Merritt Island Christian School's application before the MIRA Board, the zoning would include an array of religious and cultured uses, such as athletic fields, stadiums, cemeteries, and places of worships. Mr. Ruskak advised that in a residential area they would average out how much traffic the school would be able to generate. Mr. Ruskak indicated in this case the neighborhood commercial, low institutional uses, would permit churches and athletic stadiums up to a rate of 482.6 trips per acre. Mr. Ruskak advised that Merritt Island Christian School has 2.7 acres on this site and estimated that the school would be permitted to a general use of 1300 average daily trips, which could have the light institutional land use. Mr. Ruskak advised that the difference in the light and heavy intensity is that the heavy intensity has no traffic limitations. Mr. Watson inquired as to what other uses are permitted in this zoning district. Mr. Ruskak advised that the rezoning would permit assisted living facilities, nursing homes, schools, private & parochial, cemeteries, mausoleums, fraternal organizations, museums or places of worship.

Mr. Perrone inquired as to the status of the location of the church buses. Mr. Robertson commented that the present site of the buses is so visible and unsightly on S. Tropical Trail that the problem needs to be dealt with by barriers, landscaping or opaque fences that would hide the buses. Mr. Harmon advised that he would discuss the bus issue with the church administrator. Mrs. Natowich inquired as to the description of the lighting that would be installed. Mr. Quinn advised that the lights would meet the county code with the light poles being ninety-five feet tall, and four poles with eight lights per pole. Mr. Robertson advised that the applicant could agree to the condition that the zoning only apply to an athletic field and the applicant can make that statement which would become part of a binding development agreement.

MOTION MADE BY RALPH PERRONE, SECONDED BY BURT FRANCIS, TO APPROVE THE REZONING REQUEST BY FIRST BAPTIST CHURCH MERRITT ISLAND FROM BU-1 AND RU-1-9 CUP TO IN-LIGHT (INSTITUTIONAL) SUBJECT TO A LIMITED USE FOR SPORTS STADIUM AND LIGHTING AND NOTING THAT A PORTION OF THE SITE IS CURRENTLY BEING UTILIZED FOR CHURCH BUS PARKING. THE MIRA BOARD NOTED THAT THIS PARKING AREA IS VERY VISIBLE FROM S. TROPICAL TRAIL AND IS UNSIGHTLY. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM NO. 3: – DISCUSSION – RE: PARKING REGULATIONS IN MERRITT PARK PLACE.

As background, Mr. Robertson commented that at the last MIRA Board meeting, the potential problem with parking in Merritt Park Place was discussed. Mr. Robertson commented that the draft of the parking overlay in the Merritt Park Place would be much more lenient than are Brevard County parking requirements. Mr. Robertson commented that the other part of the solution was to acquire property in Merritt Park Place and construct additional public parking, if possible. At the last MIRA Board meeting, Mr. Statlick of Brevard County Land Development, suggested that a committee from other departments be involved in the discussion before going before the Brevard County Commissioners. Mr. Robertson commented that the existing buildings in Merritt Park Place are not subject to the change of use ordinance. Mr. Robertson advised that MIRA was able to go before the county commissioners and exempt the existing buildings from the change of use ordinance. Mr. Robertson commented that additions to buildings or new buildings, which would require a site plan review, would trip all the county's new developments requirements.

Mr. Watson inquired as to the parking requirement for restaurants, having one parking space per every four seats or for every 65 square feet, which ever is greater? Mr. Statlick commented that the requirement was to use the number of seats. By using the number of seats less parking is required. Mr. Statlick discussed the average square footage for the present buildings, not only for the existing buildings, but also what can be proposed. Mr. Perrone commented that the parking requirements should include Medical Buildings be added to the Office and Professional Buildings section. Mr. Watson stated the need to look at businesses on S.R. 520, as there are some properties that need to be developed in Merritt Park Place on S.R. 520. Mr. Statlick indicated that there is need to look at the parking in the area and address or resolve the issue in future meetings. Mr. Statlick opined that Merritt Park Place is geared to small restaurants, gift shops, and craft stores that will not be larger than 2000 square feet, but when the vacant lots are developed it makes it very difficult. Mr. Robertson indicated that the problem is with the size of the existing buildings, which regulates the parking requirements.

Mr. Robertson stated that there are three possible solutions to the puzzle. Mr. Robertson commented that the first solution would be to acquire land for public parking sites strategically located, if possible. The second solution would be to open up the backyards properties that are going to be hooked up to sewer. MIRA's would encourage this with grants to assist property owners in opening their backyards to parking. Mr. Robertson indicated that the third solution would be to make the parking requirements more lenient from the beginning. Mr. Statlick recommended that the property owners enter into a perpetual agreement. Without that agreement, the owners do not have the ability to protect themselves. Mr. Statlick advised that at any time one of those property owners disagree with the adjoining property owner, they could go out and put up a fence and stop the use of that backyard parking. Mr. Statlick commented that it could even stop the access from the adjacent business. Mr. Statlick opined that the property owners appear to be resistant to signing a perpetual agreement. Mrs. Natowich suggested that the grant program be used to encourage these businesses to use their back lots for their employees and leave more front side parking open for the customers and potential customers. Mrs. Natowich commented on the people who are driving up and over the sidewalks and parking in front of the buildings. Mr. Watson opined that he would like to see the back lot-parking program begin on a one on one basis.

Mr. Robertson recommended that the MIRA staff bring back a program package to the next MIRA Board meeting that would encourage rear yard parking to include design standards and financial incentives that could be sent to all property owners in Merritt Park Place. Mrs. Natowich recommended having a workshop on constructing a backyard parking lot and inviting the property owners in Merritt Park Place to attend.

AGENDA ITEM 4: DISCUSSION – RE: BEAUTIFICATION OF EXISTING AND POTENTIAL MEDIAN ON S. R. 520.

As Background, Mr. Robertson commented that Commissioner Pritchard is very interested in beautification and has inquired as to what MIRA could do on S.R. 520 from the Hubert Humphrey Bridge to Sykes Creek Parkway where there are concrete and some grass medians. Mrs. Natowich opined that she would like to see something less bland than the concrete medians. Mr. Watson suggested getting site plans of the medians from the Hubert Humphrey Bridge to Sykes Creek Parkway and readdressing the issue by looking at the potential of landscaping those medians. Mr. Robertson commented that he discussed the medians with John Denninghoff, Brevard County Transportation Engineering, who will assist MIRA in contacting the proper FDOT staff to discuss the landscaping of the medians.

AGENDA ITEM 5: DISCUSSION – APPROVAL RE: RATIFICATION OF CHANGE ORDER FOR RON LINDEMANN’S TREE SERVICE TO TRIM PALM TREES ALONG S. R. 520 CORRIDOR FROM N. COURTENAY PARKWAY TO SYKES CREEK PARKWAY, AND ONE (1) OAK TREE IN WATERWAY PARK.

As Background, Mr. Watson commented that the palm trees on the east end of S.R. 520 are all trimmed along with the trees in Waterway Park. Mr. Watson stated that it was his suggestion that the trees between Courtenay Parkway and Sykes Creek Parkway on S.R. 520 are in need trimming. Mrs. Natowich commented that it was her understanding that MIRA had a contract with Brevard County Roadways & Landscaping to maintain Merritt Park Place and the S. R. 520 corridor. Mr. Watson commented that MIRA is working to beautify the MIRA area and opined that would include having trimmed trees on the S.R. 520 corridor. Mr. Robertson commented that MIRA had taken on the tree trimming responsibility in the past because the county had not. Mrs. Anderson indicated that Commissioner Pritchard had requested the one oak tree in Waterway Park that is blocking the Merritt Island obelisk be trimmed. Mr. Francis inquired if this would be a one-time event. Mr. Francis suggested we clean up the trees and have the County take on the tree trimming in the future. Mr. Perrone commented that he would assist in obtaining more bids for the tree trimming. Mrs. Natowich reminded the Board that this is a maintenance issue.

MOTION MADE BY RALPH PERRONE, SECONDED BY BOB BARRANCO TO APPROVE THE TRIMMING OF THE PALM TREES ON S. R. 520 AND (1) OAK TREE BLOCKING THE ENTRY SIGN OBELISK AND AUTHORIZING THE MIRA STAFF TO OBTAIN 2 MORE BIDS WITH THE PRICE NOT TO EXCEED \$4,840.00. MOTION PASSED 4 TO 1 WITH SANDEE NATOWICH VOTING AGAINST.

AGENDA ITEM 6: BEAUTIFICATION COMMITTEE REPORT

Mrs. Natowich advised that there were a record number of presentations on Wednesday, July 7, 2004. Mrs. Natowich commented that there were five awards given out that day with Commissioner Pritchard being able to attend one of the presentations. Mrs. Natowich advised that there are several Commercial Façade Improvement projects in the works. Mrs. Natowich advised that news articles are being run in the Eagle’s Press along with the Commissioner’s Communities column concerning the Beautification and CFIP awards.

- Discussion – Approval regarding new Commercial Façade Improvement Application – Norm Boucher, 237 McLeod Street, Merritt Park Place.

Mrs. Natowich advised that the MIRA Beautification Committee recommends the CFIP application for Norm Boucher for approval. Mrs. Natowich commented that this CFIP is actually everything that MIRA is trying to accomplish in a commercial façade improvement.

MOTION MADE BY RALPH PERRONE, SECONDED BY BOB BARRANCO TO APPROVE THE COMMERCIAL FAÇADE IMPROVEMENT APPLICATION FOR NORM BOUCHER AT 237 MCLEOD STREET, MERRITT PARK PLACE. THE MOTION PASSED UNANIMOUSLY.

Mrs. Natowich commented that the MIRA Beautification Committee minutes are attached to the MIRA Board package for review.

Mrs. Natowich inquired as to the number of CFIP agreements that have been signed off. Mrs. Anderson commented that there was five CFIP that have been completed and signed off in this fiscal year. Mrs. Anderson advised that there are presently three CFIP that are in the works and

four packages that have been mailed with the property owner's in the process of getting proposals.

Mrs. Anderson advised that she had received the building permit requests list for the month of July, which did not indicate any façade improvements.

Mrs. Natowich commented that she would like to plan another CFIP workshop for the fall.

AGENDA ITEM 7: STAFF REPORT

Mr. Robertson expressed thanks to MIRA Board Member, Bert Francis, for attending the Brevard County Commissioner's Budget Workshop on July 22, 2004 in Mr. Robertson's absence.

Sewer Extension South of S.R. 520

Mr. Robertson advised that Bussen-Mayer Engineering Group, Inc. is presently working on the design and cost estimates for the sewer extension south of S.R. 520. Mr. Watson inquired as to the time frame on the receiving the design and cost estimates. Mr. Robertson commented that he would advise the MIRA Board at the next Board meeting of the time frame.

N. TROPICAL TRAIL AND MERRITT AVENUE IMPROVEMENT

Mr. Robertson commented that Bussen-Mayer Engineering Group, Inc. had completed their preliminary work for the N. Tropical Trail and Merritt Avenue Improvement. Mr. Robertson advised that he had met with Joe Mayer, Bussen-Mayer Engineering Group, Inc. and John Denninghoff, Brevard Traffic Engineering, to discuss the improvement work. Mr. Robertson commented that Mr. Denninghoff indicated that he who would like to see a traffic-engineering component added to the study. Mr. Robertson advised that there would be a proposal from traffic engineering added to supplement Bussen-Mayer Engineering Group, Inc. final engineering design proposal study at the next MIRA meeting.

Entry Signs

As background, Mr. Robertson commented that Universal Sign is the only company that would design and engineer in such a way as to meet FDOT requirements for a break away sign. Mr. Robertson discussed the artwork that Universal submitted that mirrors the artwork that MIRA staff provided them. Universal Sign's will be giving MIRA a cost estimate to construct the new entry signs. It will be provided at the next MIRA Board meeting for approval. Mr. Barranco inquired if there was lighting included in the sign. Mr. Robertson advised that the new break away signs are made of foam and would not be able to include inside lighting, but would have night-lights. Mr. Perrone inquired if a local company would be able to design the sign. Mr. Robertson advised that the structure of the sign had to be an approved FDOT sign. Mr. Robertson advised that Dick Thompson, Brevard County Traffic Engineering had recommended Universal Sign as the only company he was aware of that made the approved FDOT signs. Mr. Robertson suggested that after MIRA received the final drawings and proposed cost the MIRA staff could research other sign companies in the area to compare cost and research if any are able to provide the FDOT breakaway signs.

Façade Sketches

Mr. Robertson discussed the concept layouts provided by Bussen-Mayer Engineering Group, Inc. for the Piloni and the Gun Rack buildings on S. R. 520. Mr. Robertson commented that the point

of this exercise was to see what would best fit on the property as far as the number of square feet of retail space. Mr. Robertson commented that the idea was to start by approaching the property owners with the redevelopment concept in order to get them thinking about the potential value of the site and their future plans. Mr. Robertson commented that Mr. Piloni had expressed interest in having his building painted. Mr. Watson commented on the opportunity for redevelopment with the Gun Rack building.

Sykes Creek/Merritt Avenue Beautification

Mr. Robertson discussed the replacement of the barrier at the intersection of Sykes Creek Parkway and Merritt Avenue with an earthen berm and irrigated landscaping. Mr. Robertson commented that Joe Mayer, Bussen-Mayer Engineering Group, Inc. is preparing the topography to provide for approval to Dick Thompson, Brevard County Traffic Engineering.

REGIONAL STORMWATER FACILITY

Mr. Robertson discussed the meeting he had with Ron Jones, Director of Stormwater Utilities. Mr. Robertson commented that Mr. Jones would like to take this project to the St. John's Water Management District to have them advise MIRA as to what would be required for post development retention. Mr. Robertson commented that Ron Jones proposed that Joe Mayer do a post development design scenario of the entire basin that MIRA would be utilizing for the retention area that is west of Tropical Trail and North of S.R. 520.

AGENDA ITEM NO. 8- OTHER BUSINESS

Mrs. Natowich inquired if the MIRA staff had received any information on the Fraternal Order of the Eagles locating to Merritt Park Place. Mr. Robertson commented that there is an objector to the Commercial Use Proposal for the Fraternal Order of the Eagles to locate in Merritt Park Place. Mr. Robertson indicated that Mrs. Anderson contacted the manager of Shore Lanes to discuss how the Eagles have been as tenants for the past few years. Mr. Robertson commented that the manager of the bowling lanes indicated that they had not had any problems with the Eagles group. Mr. Robertson commented that the item was presented to the Brevard County Planning & Zoning Board who recommended denial to the County Commission. Mr. Robertson indicated that he had met with Commissioner Pritchard and advised that the MIRA Board had recommend approval but did not have the input that the Planning & Zoning Board did, as to some of the oppositions. Commissioner Pritchard advised Mr. Robertson that he would be meeting Monday with the applicant and Tuesday with the opposition.

Mr. Francis inquired as to Brevard County's position of allowing political signs in the right of ways of county and state roads. Mr. Watson advised the MIRA staff to see what requirements are needed to place political signs in the right of ways.

MOTION MADE BY SANDEE NATOWICH, SECONDED BOB BARRANCO TO ADJORN. NEXT SCHEDULED MIRA BOARD MEETING TO BE HELD ON THURSDAY, AUGUST 26, 2004. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 4:30