

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF AUGUST 26, 2004**

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

Members Absent: Duane Watson, Chairman
Bert Francis, II
Bob Barranco

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

County Staff: Scott Knox, County Attorney

Guest: Joyce Gumpher, Allen Engineering
Maath Bennett, Benko Construction Company
Jim Statlick, Brevard County Land Development
Dr. David Strunk, Brevard Eye Center
Don Shannon, Merritt Park Place Group
Beth Kring

NEXT REGULAR MEETING SCHEDULED FOR SEPTEMBER 23, 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 2:04 P.M. All were present except those indicated above.

The minutes of the July 29, 2004 MIRA Board Meeting were reviewed.

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

AGENDA ITEM NO. 1 –SITE PLAN APPROVAL – DISCUSSION / APPROVAL RE: ISLAND POINTE CONDOMINIUMS PHASE 2

As background, Mr. Robertson advised that several months ago the MIRA Board reviewed and recommended approval for Island Pointe Condominiums Phase 1, which included the first three buildings. Mr. Robertson introduced Joyce Gumpher, Allen Engineering, Inc. who was representing Island Pointe Condominiums for approval of Phase 2. Ms. Gumpher commented that Phase 2 consists of an eight-story building with 78 units over 185 parking spaces. Ms. Gumpher reviewed the drawing plans with the MIRA Board. Mr. Robertson noted that the MIRA Board and the Brevard County

Commission had reviewed and approved the preliminary development plans, which were required for the PUD zoning approval. Ms. Gumpher noted that the design plan is almost exact to the Phase 1 design plan.

MOTION MADE BY MIKE SELIG, SECONDED BY RALPH PERRONE TO APPROVE THE SITE PLAN FOR ISLAND POINTE CONDOMINIUMS PHASE 2. THE MOTION PASSED UNAIMOUSLY.

AGENDA ITEM 2: BEAUTIFICATION COMMITTEE REPORT

As background, Mrs. Natowich advised that Dr. David Strunk who is a partner in the North Courtenay Development Partnership also known as Brevard Eye Center had come before the MIRA Beautification Committee to receive approval to do an in-depth landscape and refurbishment of the perimeter area. Mrs. Natowich noted that the property is located at 250 N. Courtenay Parkway, adjacent to the Home Depot. Mrs. Natowich advised that the Beautification Committee believed this to be a worthy project and recommended approval. Mrs. Natowich advised North Courtenay Development Partnership had complied with all the requirements of the application to be considered for a Commercial Façade Improvement Projects grant.

MOTION MADE BY RALPH PERRONE, SECONDED BY RODDY KRING TO APPROVE THE COMMERCIAL FAÇADE IMPROVEMENT APPLICATION FOR NORTH COURTENAY DEVELOPMENT PARTNERSHIP (BREVARD EYE ENTER) AT 250 N. COURTENAY PARKWAY. THE MOTION PASSED UNAIMOUSLY.

Mrs. Natowich reported that Sutton Pool Supply, Inc. has been given the okay to proceed with their Commercial Façade Improvement Project as they had received approval from the Beautification Committee and the MIRA Board.

Mrs. Natowich commented that Janice LeMay, a member of the community, who was nominated for the Beautification Committee. Mrs. Natowich noted Janice LeMay came before the Beautification Committee where she was interviewed and will be voted on at the next Beautification Committee meeting.

Mrs. Anderson gave a report on the current Commercial Façade Improvement Projects. Mrs. Anderson advised that there have been five completed CFIP, three approved CFIP, and ten requests for CFIP packages this fiscal year.

Mrs. Natowich commented that the Beautification Committee discussed having another Commercial Façade Improvement Project Workshop in the next fiscal year.

Mrs. Anderson reported on the three condominium projects that are being constructed in the MIRA area. Mrs. Anderson noted that Joyce Gumpher with Allen Engineering, Inc. advised that Anchorage Condominium located on S. Tropical Trail is on schedule to be completed in the next two to three weeks. Mrs. Anderson advised that Island Pointe Condominium located on Sail Lane should be completed fourteen months after they receive their site plan approval, which is planned for November 2004. Mrs. Anderson advised that she had discussed the progress of Harbor Del Rio Condominiums with the developer, Janet Ringdahl. Ms. Ringdahl indicated that Harbor Del Rio Condominiums

would be receiving their Certificate of Occupancy permit this week for Building #1 and that buildings #2 and #3 are presently under construction and should be completed in approximately eight months.

Mrs. Natowich indicated that she had requested Mrs. Anderson inquire as to the timeframe for property owners in Merritt Park Place to hook up to sewer. Mrs. Natowich advised that Phase 2 had until December 2007. Mr. Perrone noted that several property owners have already received notices that they need to hook up now.

Mrs. Natowich commented on the beautification of the medians on S. R. 520 and S.R. 3. Mrs. Natowich advised that due to FDOT width requirements Brevard County is limited on some of the landscaping that could be accomplished. Mrs. Natowich noted that at the present time MIRA would not be able to landscape the medians on S.R. 520. Mr. Robertson commented that Commissioner Pritchard had requested clarification if Brevard County were to beautify one or two medians, would Brevard County be required to take over maintenance of the entire right of way from S.R. 520 to S. R. 528 from FDOT.

Mrs. Natowich advised that the Beautification Committee had approved a change in the verbiage of the CFIP application to read, "The grant funding shall be 50% of the project cost up to \$10,000. An additional 20% is allotted for projects over \$10,000. Total grant funding not to exceed \$10,000."

MOTION MADE BY RALPH PERRONE, SECONDED BY RODDY KRING TO APPROVE CHANGING THE VERBIAGE IN THE COMMERCIAL FAÇADE IMPROVEMENT APPLICATION TO "THE GRANT FUNDING SHALL BE 50% OF THE PROJECT COST UP TO \$10,000. AN ADDITIONAL 20% IS ALLOTTED FOR PROJECTS OVER \$10,000. TOTAL FUNDING NOT TO EXCEED \$10,000." THE MOTION PASSED UNANIMOUSLY.

Mrs. Natowich commented that the Beautification Committee had requested that the MIRA staff send a letter to Brevard County Parks & Recreation Department to determine what beautification was planned for the ballpark located at the intersection of Merritt Avenue and N. Courtenay Parkway.

Mr. Perrone inquired as to the decision on the trash pick up in Merritt Park Place. Mrs. Anderson commented that she had discussed the issue with Jim Tuggle, Waste Management. Mr. Tuggle advised that Waste Management had previously changed the pick up date to Monday afternoons in Merritt Park Place, but that customer cars parked in front of the businesses obstructed the trash and Waste Management was not always able to pick up the trash. Mrs. Anderson commented that Merritt Park Place Group decided to go back to the original Monday pick up. Mr. Robertson suggested sending a letter to the property owners requesting that trash be left in a trash receptacle instead of trash bags. Mr. Selig suggested researching with the County Code Enforcement for a ruling of trash pick-ups in the County.

AGENDA ITEM 3: STAFF REPORT

Sewer Extension South of S.R. 520

Mr. Robertson discussed the letter from Bussen-Mayer Engineering Group, Inc. advising that the sewer extension preliminary engineering study on S.R. 520 is almost complete, and that Bussen Mayer Engineering Group, Inc. would be presenting the study at the September MIRA Board meeting.

Entry Signs

Mr. Robertson advised that the MIRA staff is awaiting the construction drawings for the break away signs to submit to FDOT for approval from Universal Signs.

Facade Sketches

Mr. Robertson inquired if the MIRA Board would approve a site plan concept to be done by Bussen-Mayer Engineering Group, Inc. at the intersection of S.R. 520 and N. Courtenay Parkway. Mr. Robertson advised that he had discussed the concept plan with the owner, Marcus Herman, who was interested in seeing what future plans would be feasible on his property.

MOTION MADE BY RODDY KRING SECONDED BY MIKE SELIG TO APPROVE BUSSEN-MAYER ENGINEERING GROUP, INC. TO DO A SITE PLAN CONCEPT FOR TRIANGLE AUTO/RAY'S TIRE AT THE INTERSECTION OF S.R. 520 AND N. COURTENAY PARKWAY. THE MOTION PASSED UNANIMOUSLY.

Sykes Creek/Merritt Avenue Beautification

As background Mr. Robertson advised that a four foot tiered berm with railroad ties, vegetated with shrubs and a directional double arrow had been planned for the intersection of Sykes Creek Parkway and Merritt Avenue. Mr. Robertson noted that Dick Thompson, Brevard County Traffic Engineering, requested an engineered berm cross section be done to meet the requirements of traffic engineering before removal of the wooden barrier. Mr. Robertson advised that Bussen-Mayer Engineering, Group, Inc has completed the proposed berm cross section, which has been forward to Dick Thompson for review. Mr. Robertson discussed the cost with the Board and noted that the reason for the high cost is due to the width of the area required for the berm. Mr. Robertson advised that the berm would be encroaching into the county drainage swale and would have to be piped.

Regional Stormwater Facility

As background Mr. Robertson discussed the proposed Stormwater Park to be located north of S. R. 520 and West of N. Tropical Trail. Mr. Robertson commented that Ron Jones, Director of Brevard County Stormwater Utility had requested a pre and post development concept design to see what the impervious surface calculation for the drainage would be. Mr. Jones requested that he receive the designs before he met with the St. John's River Water Management District, so as to be able to decide if the stormwater drainage would be redevelopment or historically generated, which would determine who would be responsible for the cost.

N. Tropical Trail and Merritt Avenue Improvements

Mr. Robertson discussed the letter from Bussen-Mayer Engineering Group, Inc. concerning the Merritt Avenue and N. Tropical Trail Improvements. Mr. Robertson noted that John Denninghoff, Director Brevard County Transportation Engineering Department would be meeting with his staff and other County representatives to assess the improvements. Mr. Robertson noted that a future meeting would take place with Bussen-Mayer Engineering Group, Inc., John Denninghoff, Dick Thompson, County Traffic Engineer and himself to discuss a potential solution for dealing with the intersections.

Bus Shelters

Mrs. Anderson discussed the letter that she sent to Space Coast Area Transit concerning the eight locations of the proposed covered bus shelters in the MIRA area. Mrs. Anderson commented on the meeting between Commissioner Pritchard, Jimmy Liesenfelt, Director SCAT, Pat Ryan, SCAT Operations Manager, Bill Lee, SCAT, Shannon Wilson, Assistant County Attorney, Ed Washburn, Brevard County Permitting and Enforcement, Doug Robertson and herself. Mrs. Anderson advised that if SCAT decided that the locations would be feasible then SCAT would be able to apply for authorization from the state before going to Brevard County for permits to place the covered bus shelters.

AGENDA ITEM NO. 4: OTHER BUSINESS

Mrs. Natowich recognized Don Shannon, President of the Merritt Park Place Group. Mrs. Natowich noted that the Merritt Park Place Group's newsletter and minutes to the MPPG last meeting was included in the agenda package for the MIRA Board's review. Mr. Shannon commented that Merritt Park Place Group is in the process of repairing the light poles and placing the donor signs on the poles.

Mrs. Anderson commented on the ISSC 2004 Florida Conference Florida Retail Overview featuring the MIRA area that MIRA Chairman Duane Watson had provided for the MIRA Board.

Mrs. Natowich advised that MIRA would be renewing their membership in the Cocoa Beach Area Chamber of Commerce. Mrs. Natowich commented that the reason for being a member of the Chamber was to make the MIRA area more aware of the Commercial Façade Improvement Program that is available.

MOTION MADE BY RODDY KRING, SECONDED BY MIKE SELIG TO ADJORN. NEXT SCHEDULED MIRA BOARD MEETING TO BE HELD ON THURSDAY, SEPTEMBER 23, 2004. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 3:10 p.m.