

**MERRITT ISLAND REDEVELOPMENT AGENCY  
MINUTES OF SEPTEMBER 22, 2005**

**Members Present:** Duane Watson, Chairman  
Dr. Roddy Kring  
Mike Selig  
Ralph Perrone  
Nick Gigante

**Members Absent:** Sandee Natowich, Vice Chairman  
Bert Francis, II

**Agency Staff:** Greg Lugar, MIRA Executive Director  
Tina Anderson, MIRA Special Project's Coordinator

**County Staff:** Shannon Wilson, Assistant County Attorney  
Ed Washburn, Assistant County Manager  
Ryan Rusnak, Brevard County Planning & Zoning  
Holly Pardi, Brevard County Land Acquisition Supervisor

**Guest:** L. J. Granger, Lawandales Planning Affiliates  
Heather Reed, Lawandales Planning Affiliates  
Sue Cody  
Doug Robertson, Robertson & Associates  
Gene Williford, DRMP  
Randy Raiman, HHI

**NEXT REGULAR MEETING SCHEDULED FOR OCTOBER 27, 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 August 25, 2005 MIRA Board Meeting were reviewed.

**MOTION MADE BY DR. RODDY KRING, SECONDED BY NICK GIGANTE APPROVING THE MINUTES OF THE AUGUST 25, 2005 MIRA BOARD MEETING. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM NO. 1 – DISCUSSION /APPROVAL RE: REZONING REQUEST BY BREVARD VENTURES, INC., OWNER AND ROCHELLE W. LAWANDALES, APPLICANT, TO CHANGE THE ZONING ON PROPERTY AT 505 FORTENBERRY ROAD LOCATED ON THE SOUTH SIDE OF FORTENBERRY ROAD, SIX HUNDRED FEET (600) EAST OF PLUMOSA FROM BU-1 (GENERAL RETAIL COMMERCIAL) TO BU-2 (RETAIL, WAREHOUSING AND WHOLESALE COMMERCIAL).**

Chairman Watson excused himself from the MIRA Board meeting and appointed Ralph Perrone to sit in as temporary Chairman during the first agenda item.

Ms. L. J. Granger introduced herself and Heather Reed with Lawandales Planning Affiliates. As background, Ms. Granger advised that she had come before the MIRA Board to present a planned project and request a zoning change for the property located at 505 Fortenberry Road. Ms. Granger noted that the property is fronted by Fortenberry Road, adjacent to the Space Coast

Credit Union and behind Merritt Square Mall. Ms. Granger commented that the property is currently zoned BU-1 and the request for BU-2 was to use a portion of the property for mini-storage. Mr. Selig inquired as to the requests to be rezoned only to the back portion of the parcel. Ms. Granger acknowledged that was correct. Ms. Granger advised that the plan was for an upscale retail facility on the front of the property, complete with architectural design and elegant landscaping. The back portion behind the retail center would be a dehumidified mini-storage unit with inside doors and nothing visible from the roads, along with landscaping. Ms. Granger advised that the retail facility would be approximately 15,000 square feet in size. Ms. Granger advised that the current zoning on the property is BU-1 and the owners are requesting BU-2 for the whole site and proposing a binding development plan (BDP) to limit the use of BU-2 only to storage and keep the front portion of the property zoned BU-1. She further advised they would provide the BDP to staff, stipulating the intended use for the building area in this particular parcel. Ryan Rusnak, Brevard County Zoning Department, commented that the property owner is presently working on surveys for the parcel. Mr. Selig advised that he was one of the original partners of Brevard Ventures and was at one time one of the owners of the subject property but has not been a partner for approximately twenty-five years. Mr. Selig commented that he does not have a conflict with this property and wanted that on the record. Ms. Granger noted that Space Coast Credit Union and Kennedy Space Coast Credit Union was to the west of the property, the property to the east is vacant, the Skate Park and retention is to the south of the property. Mr. Gigante inquired as to the distance requirements for accessibility from Fortenberry Road. Mr. Selig suggested that the entrance be located on the northeast side of the property.

**MOTION MADE BY MIKE SELIG, SECONDED BY DR. RODDY KRING, RECOMMENDING APPROVAL OF THE CHANGE OF ZONING FROM BU-1 (GENERAL RETAIL COMMERCIAL) TO BU-2 (RETAIL, WAREHOUSING AND WHOLESALE COMMERCIAL) ON THE PROPERTY OWNED BY BREVARD VENTURES, INC. AT 505 FORTENBERRY ROAD AND LOCATED ON THE SOUTH SIDE OF FORTENBERRY ROAD, SIX HUNDRED (600) FEET EAST OF PLUMOSA, SUBJECT TO BU-2 BEING ON THE SOUTHERN MOST PART OF THE PROPERTY PER THE ATTACHED CONCEPT PLAN WITH ONLY BU-2 USE BEING THE SELF-STORAGE FACILITY WITH ONE SINGLE OCCUPATIONAL LICENCE ON THE BACK OF THE PROPERTY. MOTION PASSED UNANIMOUSLY.**

Shannon Wilson, Assistant County Attorney acknowledged Chairman Watson who was absent during the past discussion on the past item has rejoined the Redevelopment Agency Board.

**AGENDA ITEM 2 – DISCUSSION / APPROVAL RE: REZONING REQUEST BY M. SUE CODY, OWNER AND DOUG ROBERTSON, APPLICANT, TO CHANGE THE ZONING OF PROPERTY AT 235 N. TROPICAL TRAIL LOCATED ON THE EAST SIDE OF N. TROPICAL TRAIL AND APPROXIMATELY FIVE HUNDRED FORTY-SIX (546) FEET NORTH OF MYRTICE AVENUE FROM BU-1 (GENERAL RETAIL COMMERCIAL) TO RU-2-30 (18.75) (HIGH-DENSITY MULTIPLE-FAMILY RESIDENTIAL)**

Chairman Watson introduced Doug Robertson, Robertson & Associates who was appearing before the MIRA Board representing Sue Cody, owner of the subject property.

As background, Mr. Robertson advised that Ms. Cody was requesting rezoning for her property located at 235 N. Tropical Trail from BU-1(commercial) to RU-2-30 (18.75) per acre. Mr. Robertson commented that the property is located adjacent and directly north of Island Pointe Condominiums and the site is approximately 2.4 acres in size with approximately 200 feet of frontage on the Indian River. Mr. Robertson advised that Ms. Cody proposes to construct a residential condominium site on the property, which would consist of twenty-four (24) condominium units with six stories over parking and five (5) townhomes on the site with entrance from N. Tropical Trail. Mr. Robertson commented that this is a very compatible project with the

surrounding properties and land use, with the site currently having several vacant mobile homes as well as one single family home. Mr. Rusnak commented that property owners in the MIRA area can request higher density than in other parts of the County and if redeveloping property, the law allows for more density.

**MOTION MADE BY RALPH PERRONE, SECONDED BY DR. RODDY KRING APPROVING THE CHANGE OF ZONING FROM BU-1 (GENERAL RETAIL COMMERCIAL) TO RU-2-30 (18.75) (HIGH-DENSITY MULTIPLE-FAMILY RESIDENTIAL) FOR THE PROPERTY OWNED BY MS. SUE CODY AT 235 N. TROPICAL TRAIL LOCATED ON THE EAST SIDE OF N. TROPICAL TRAIL AND APPROXIMATELY FIVE HUNDRED FORTY-SIX (546) FEET NORTH OF MYRTICE AVENUE. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM 3 – DISCUSSION RE: STORMWATER UTILILTY FACILITY**

As background, Mr. Lugar commented that the MIRA Board had approved Brevard County Regional Stormwater Department to get appraisals for a one and one-half (1½) acre retention area along Rose and Myrtice Street on the West side of N. Tropical Trail. Mr. Lugar noted the appraisal amounts included in the agenda package and that the prices on the property in the area of the retention pond appeared to run high. Mr. Watson opined that the MIRA staff should converse with the property owners to see if there is any interest in selling off their property before negotiating. Mr. Lugar introduced Holly Pardi, Brevard County Acquisition Department. Ms. Pardi advised that she would be willing to make the offer on the property and that MIRA would not be under any obligation to accept any counter offer that the property owners may make. Ms. Pardi said that she can make the offer based on the appraised value and the owners can either accept or decline the offer or could come back with a counter offer. Mr. Lugar commented that he would come back to the MIRA Board at the next meeting with the property owner's decision as to if they would be interested in selling.

Mr. Watson inquired if there was any information concerning the attempt to recap money from the frontage owners and if there had been any calculations done. Mr. Lugar commented that he would discuss with Ron Jones, Director, Regional Stormwater Utility Department to see if he had done any calculations and come back to the MIRA Board as to what credits Mr. Jones would have in mind and what kind of payback as opposed to a sell back. Mr. Watson suggested that Mr. Lugar meet with the property owners to discuss their interest in selling before doing appraisals in the future. The Board agreed unanimously to have Brevard County Acquisition Department make an offer to each of the property owners and see if they would be interested in selling.

**AGENDA ITEM 4 – DISCUSSION /APPROVAL RE: TIDWELL TREE MOVERS, INC. PROPOSAL TO REPLACE DEAD AND DAMAGED TREES IN MERRITT PARK PLACE**

As background Mrs. Anderson commented that on October 28, 2004 the MIRA Board had approved the replacement of twelve queen palm and two cabbage palm trees on Grove and McLeod Street in Merritt Park Place not to exceed \$2,200.00. Mrs. Anderson advised that due to the hurricanes last year the trees were not replaced and the MIRA staff has gone out for bid again to include removing the dead palm trees, installing the remaining palm trees, and installing five live oak trees. Mrs. Anderson advised that this price would include watering twice a week for one month. The MIRA staff submitted request from four (4) different vendors but received only one proposal, which they are presenting to the MIRA Board for approval in the amount of \$4,235.00.

**MOTION MADE BY DR. RODDY KRING, SECONDED BY NICK GIGANTE TO APPROVE TIDWELL TREE MOVERS, INC. PROPOSAL TO REPLACE THE DEAD AND DAMAGED TREES IN MERRITT PARK PLACE FOR \$4.235.00. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM 5 - PRESENTATION RE: SR. 3 (N. COURTENAY PARKWAY) STREETScape AND LANDSCAPING OPPORTUNITIES**

As background, Mr. Lugar commented that the MIRA Board commissioned Robertson & Associates to do a Slum & Blight study for S.R. 3 going from Merritt Avenue to Lucas Road. Mr. Lugar reported that he had met with Gene Williford, DRMP; Randy Raiman, Herbert-Halback, Inc.; and Doug Robertson. Mr. Lugar advised that he had asked Randy Raiman to address the MIRA Board and provide a presentation of work that HHI was doing for other CRAs.

Mr. Lugar introduced Randy Raiman, vice-president of HHI to the MIRA Board. Mr. Raiman discussed potentials for S.R. 3 with streetscapes and signage. Mr. Raiman suggested using a theme that would be carried throughout the area without being dated. Mr. Lugar commented that a portion of N. Courtenay has had a PDE study where the road will be enhanced at most of the intersections, creating medians with limited access. Mr. Lugar opined that there is an opportunity to negotiate in the planning to try and do some possible landscaping and streetscaping. Mr. Lugar suggested that other than just doing a slum & blight study and doing commercial façade, there is an opportunity to get sewer into residential areas that do not have sewer. Mr. Williford commented that timing is optimum now so that there will not be solid concrete median and would use lower ground coverage or trees. Mr. Raiman suggested getting a handle on future redevelopment and at least for the roadway corridor to do something that defines in character and quality as to how the area would like to see the redevelopment occur. Mr. Lugar suggested that the MIRA Board discuss what they would like to see in the redevelopment area. Mr. Watson commented that it was his understanding that MIRA would be sunset in five years. Ed Washburn, Assistant County Manager commented that landscaping is relatively easy to do, but is expensive to maintain and someone would have to keep up the maintenance and the better the beautification the harder to maintain. Mr. Watson suggested working on the projects that MIRA presently has and if MIRA were to extend the projects to the north that would be fine but he said MIRA should concentrate on the projects at hand and get completed as quickly as possible. Mr. Selig opined that there is too much congestion on the S.R. 3 corridor and making it pretty will only make the problem worse. Mr. Selig commented that he felt the money should be used more to make the traffic flow, whether that can be done at the same time. Mr. Lugar suggested that the MIRA Board continue with discussions and not close the door on S.R. 3 expansion.

**AGENDA ITEM 6 - PRESENTATION RE: S.R. 520 GATEWAY SIGNAGE OPPORTUNITIES**

Mr. Raiman discussed the location for the MIRA east entry gateway sign located on S.R. 520. Mr. Lugar commented that by placing the entry sign behind the road barrier, FDOT advised that it would not be necessary to do a breakaway sign. Mr. Raiman discussed other CRA's entry signs that HHI had planned. Mr. Raiman commented that by having an entry sign located behind a road barrier there is not clutter around the sign and that would distinguish the sign and would be easier to landscape and place lighting. Mr. Lugar commented that the Keep Brevard Beautiful had offered to maintain the landscaping at one of the entry sign locations. Mr. Lugar advised that he would be meeting with Mr. Raiman to discuss ideas on the new entry sign and would come back to the MIRA Board with those ideas.

**AGENDA ITEM 7 - BEAUTIFICATION COMMITTEE REPORT**

Mrs. Anderson reported that the Beautification Committee made a recommendation to the MIRA Board to change the CFIP application to reflect a minimum of two bids for all costs associated with the CFIP projects. Mrs. Anderson advised that commercial property owners were having difficulties obtaining three bids and that only requiring two bids would make the grant process to improve the commercial buildings more obtainable. Chairman Watson made the suggestion that if the property owners were unable to obtain two bids then the County would provide a bid from the contractor's blue book, which would be the bid that the grant would come from. Ms. Wilson suggested that the commercial property owners show that they attempted to obtain three bids from contractors and then pay the grant from the County blue book if only one bid was attainable.

**MOTION MADE BY RALPH PERRONE, SECONDED BY DR. RODDY KRING TO APPROVE THE RECOMMENDATION OF THE BEAUTIFICATION COMMITTEE TO CHANGE THE CFIP APPLICATION TO REFLECT A REQUIREMENT OF A MINIMUM OF TWO (2) BIDS FOR ALL COSTS ASSOCIATED WITH THE CFIP PROJECT. THE MOTION PASSED UNANIMOUSLY.**

Mrs. Anderson reported that the Beautification Committee reappointed Marcus Herman as Vice-Chairman to the Beautification Committee for the next two years.

**AGENDA ITEM 10 – STAFF REPORT**

**SYKES CREEK/MERRITT AVENUE BERM**

Mr. Lugar reported that FPL has not been able to relocate the pole as their staff has been sent to other parts of the country due to the recent hurricanes in the gulf.

**SEWER EXTENSION SOUTH OF SR-520**

Mr. Lugar reported that the engineers at DRMP are in the design stage. Mr. Lugar met with the environmental health office, which is the state agency that provides septic tank permits. They will provide to MIRA the same agreement that they provided for the Merritt Park Place sewer project. Mr. Lugar advised that agreement would state that those people who are provided with sewer access in the front yards would not have to hook up within that one year but would have five years to complete. Mr. Lugar commented that there is a ten year repayment process that the MIRA staff would be exploring. He advised that the MIRA staff would be sending out letters within the next thirty days to the property owners in the sewer extension area. Mr. Lugar advised that there is a sidewalk project being done by the county and that he would like to coordinate with the county to do the sidewalk project along with the sewer project. Mr. Lugar commented that he is working with John Denninghoff, Director of Transportation Engineering to coordinate the two projects. Mr. Watson inquired as to when the engineer plans would be available to the MIRA Board. Mr. Lugar commented that he would advise the MIRA Board when the engineering plans are complete.

**N. TROPICAL TRAIL/MERRITT AVENUE ROAD IMPROVEMENTS**

Mr. Lugar discussed the presentation that Barry Cabaniss gave at the last MIRA Board meeting. Mr. Lugar discussed the two hurdles that Mr. Cabaniss brought up at the meeting that affects the budget. Mr. Lugar advised that the first hurdle would be the cost to move the lift station on Merritt Avenue and to redo the lift station, which would be a cost to the agency. The second hurdle is the Smoke Shop property on N. Tropical Trail, which would require acquisition of the property. Mr. Lugar commented that he had scheduled a meeting to discuss that issue with Dick Martens and John Denninghoff. Mr. Selig inquired as to the reason to move the lift station on

Merritt Avenue. Mr. Lugar advised that there is a right turn lane that is designed north on Tropical Trail and at this time there is only one lane that goes in both directions. Mr. Selig inquired if there is a way that the road could be realigned. Mr. Lugar commented that he would request a response from Bussen-Mayer Engineering Group and advise the Board. Mr. Lugar commented that an appraisal had been requested for the Smoke Shop. Mr. Selig suggested having a workshop to discuss the major projects that MIRA is working to complete. It was recommended that the workshop would be on Thursday, September 29, 2005 at 4:00 p.m. if all parties involved would be able to attend.

#### **BUS SHELTERS**

Mrs. Anderson reported that on Friday, September 23, 2005, 20/20 media was scheduled to pour the cement for the first bus shelter on S. R. 520 weather permitting. Mrs. Anderson advised that the glass is etched but 20/20 media does not have the green roofs available at this time. The next three shelters should be installed within the next four weeks. Mrs. Anderson commented that Joel Davis, 20/20 Media advised her that he had been informed by the County Building Department that he no longer would need a permit to construct the shelters. Mrs. Anderson opined that she was not sure if what Mr. Davis said was corrected. Ms. Wilson commented that she was not aware that the county did not require a building permit for the shelters as the county is dealing with set backs and clear zones that would be a significant concern. Ms. Wilson commented that she would research to see if Mr. Davis would need a building permit before the construction of the shelters was to begin.

#### **OTHER BUSINESS**

Mr. Lugar discussed the minutes from the Brevard County Board of County Commissioners Budget Hearing that was held on September 27, 2005 where Commissioner Sue Carlson brought up questions concerning the Merritt Island Redevelopment Agency. Mr. Lugar advised that the Board of County Commission would be having a workshop on October 13, 2005 and that he was requested along with a member of the MIRA Board to attend the workshop and discuss MIRA's projects.

#### **OLD BUSINESS**

Chairman Watson discussed the financial report with the Board Members. Chairman Watson suggested doing another mail out on the commercial façade improvement grant program in the MIRA area.

**MOTION MADE BY DR. RODDY KRING, SECONDED BY RALPH PERRONE TO ADJORN. NEXT SCHEDULED MIRA BOARD MEETING TO BE HELD ON THURSDAY, OCTOBER 27, 2005. MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at 4:23 p.m.