

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF JANUARY 26, 2006**

Members Present: Sandee Natowich, Vice Chairman
Dr. Roddy Kring
Mike Selig
Nick Gigante
Stan Allen

Members Absent: Ralph Perrone, Chairman
Duane Watson

Agency Staff: Greg Lugar, MIRA Executive Director
Tina Anderson, MIRA Special Projects Coordinator

County Staff: Ryan Rusnak, Brevard County Planning & Zoning
Morris Richardson, Brevard County Assistant County Attorney
Holly Pardi, Brevard County Land Acquisition

Guest: Ken Ward, Towne Realty
Kohn Bennett, Towne Realty
Doug Robertson, Robertson & Associates
Karen Andreas
Leon Cowling
Thomas Flendal (sp)
Erika Pesantes, Florida Today

NEXT REGULAR MEETING SCHEDULED FOR FEBRUARY 23, 2006 2:00 P.M. MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.

Vice Chairman Sandee Natowich called the meeting to order at 2:08 p.m. All were present except those indicated above.

The minutes of the December 1, 2005 MIRA Board Meeting were reviewed.

MOTION MADE BY MIKE SELIG SECONDED BY DR. RODDY KRING APPROVING THE MINUTES OF THE DECEMBER 1, 2005 MIRA BOARD MEETING. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM NO. 1 – DISCUSSION / APPROVAL RE: AMENDING THE ISLAND POINTE CONDOMINIUM PUD TO PROVIDE A MIXED USE PROJECT WITHIN THE MERRITT ISLAND REDEVELOPMENT AREA

As background, Vice Chairman Sandee Natowich stated that Towne Realty had come before the MIRA Board in December for approval in concept of amending the Island Pointe Condominium PUD to provide a mixed use project within the MIRA area. Mrs. Natowich commented that Towne Realty has submitted an application of the amendment to Brevard County Planning and Zoning and is requesting final approval along with waivers. Kohn Bennett, Towne Realty, Inc. advised that the overall PUD of the Island Pointe Condominium project would be 11.16 acres and they would like to add 2.6 acres, which is currently, zoned BU-2. Mr. Bennett advised that the current PUD is approved for 105 units. Mr. Bennett advised that the total height of the new

building would be one hundred ten feet (110) in total height. Mr. Bennett commented that Towne Realty would be redeveloping the entire site as part of a proposed 10,000 square feet of mixed use. Mr. Bennett advised there is currently a CUP already established on the property and the property does not abut any single family housing.

Ryan Rusnak, Brevard County Planning and Zoning, advised that there are waivers that are submitted as part of the application and recommended that the MIRA Board consider these waivers in their decision. Mr. Rusnak commented that Towne Realty was requesting a waiver of .2 acres from the current requirement of 3.77 acres for common open spaces. Mr. Rusnak advised the second is the breezeway waiver. Mr. Rusnak advised that the current requirement is 78.4% of the site to be open and Towne Realty is requesting a waiver to allow 20.65%. Mr. Rusnak commented that with respect to the marina building adjacent to S.R. 520, Towne Realty is requesting a set back waiver of twenty (20) feet to allow the building to be five feet from the property line. Mr. Rusnak advised that Natural Resources requires a twenty-five (25) foot shoreline protection buffer and Towne Realty was requesting a ten (10) foot waiver from the required 60 foot separation.

Mr. Lugar inquired as to the transportation volume aspect of the project. Mr. Rusnak advised that the existing proposal BU-2 potential is 2,940 trips a day. Ken Ward, Homes by Towne, commented that the request is for an amendment to the existing PUD where they want to bring in 2.7 acres into the site and they have gone through preliminary staff reviews with Planning and Zoning. Mr. Ward advised that they are presently having a traffic study commissioned. Mr. Bennett advised that they are presently installing sewer along Myrtice Avenue with a new lift station. Mrs. Natowich inquired as to the property owner listed on the application abutting S.R. 520, which is owned by Merritt Island Land Trust. Mr. Bennett advised that the property is owned by Rick Griffiths, owner and operator of the Crab Shack. Mr. Bennett advised that Towne Realty had authorization from the owner to represent them on the application. Mr. Ward advised that what they envision was a true mixed-use project to increase public access and everything on the ground floor of the new building would be open to the public. Mr. Ward advised that doing this project would allow MIRA and Brevard County to make a future connection to Waterway Park. Karen Andreas, Merritt Island resident, stated her concern for traffic on Myrtice Avenue when the project is complete. Thomas Flendle (sp), Merritt Island resident, inquired if the marina becomes a public marina, would that mean that it would be owned by a private entity. Mr. Bennett advised that the original marina had been approved for a mixed use marina with 95 slips, with no more than 36 open to the public and the rest would be private. Mr. Bennett commented that the name of the new condominiums along side of Island Pointe would be named "Merritt Landing."

MOTION MADE BY MIKE SELIG SECONDED BY DR. RODDY KRING TO RECOMMEND APPROVAL OF THE ISLAND POINTE CONDOMINIUM PUD AMENDMENT INCLUDING WAIVERS. MOTION PASSED FOUR TO ONE IN FAVOR WITH NICK GIGANTE VOTING AGAINST.

AGENDA ITEM 2 – PRESENTATION / APPROVAL RE: SLUM AND BLIGHT STUDY BY ROBERTSON & ASSOCIATES FOR MIRA’S BOUNDARY EXTENSION ON N. COURTENAY PARKWAY TO LUCAS STREET

Doug Robertson, Robertson & Associates distributed copies of the MIRA Slum and Blight Study that he had prepared for MIRA. As background, Mr. Robertson noted that the Merritt Island Redevelopment Agency had been considering the MIRA boundary for a few years north along S.R. 3. Mr. Robertson advised that the first step in extending the MIRA boundary would be a finding of necessity, which would be a blight study as

defined by the Florida Statutes. Mr. Robertson noted that the MIRA Board had requested that he perform the slum and blight study. Mr. Robertson reviewed the present MIRA boundaries and discussed the area that would incorporate the new areas along S. R. 3 from Merritt Avenue north to Lucas Street. Mr. Robertson advised that the extension would include all commercial properties on the east and west of S.R. 3. Mr. Robertson commented that there were two subdivisions, Trailer Haven Subdivision and Hurwood Subdivision included in the area that did not have any sewer. Mr. Robertson also advised that other non-commercial properties included the Housing Authority property and apartment complexes along S.R. 3. Mr. Robertson commented that the report was to define the boundary, describe the boundary, and most important to document the slum and blight based on the State Statutes Chapter 163.340. Mr. Robertson advised that what he tried to do in the report was to track and document the conditions in the redevelopment area. Mr. Robertson stated a major reason for extending the boundary was that S.R. 3 was at design capacity and S.R. 3 has been funded by the FDOT for road improvement and has gone out to bid. Mr. Robertson advised that there is an opportunity at this time to work with the property owners and the Florida contractors to piggyback on some of the work programs. Mr. Robertson noted that there are presently no turn lanes on S.R. 3 which restrict traffic flow. He also noted safety concerns for pedestrians with numerous obstacles within the walkway. He also commented that there is a lack of sufficient street lighting and a lack of sufficient clear zones with driveways being too close to intersections. Mr. Robertson commented that commercial lots are extremely small and have been developed without addressing any of the land development regulations, such as stormwater retention, parking or landscaping. Mr. Robertson recommended that MIRA look at the land development regulation that addresses these problems. Mr. Robertson noted that over fifty percent of the structures along S.R. 3 were constructed prior to 1970 and do not comply with current codes. Mr. Robertson advised that many of the structures along the S.R. 3 corridor are in need of beautification, façade improvements, signage improvements and landscaping. Mr. Selig suggested that Mr. Robertson include a page on zoning in the report.

In conclusion, Mr. Robertson stated that the legislation adopted requires substantial evidence if a municipality or county is to justify a redevelopment area. Mr. Robertson stated that the purpose for the report is to document the fact that these conditions are within the extended area that would allow a redevelopment area.

Mr. Robertson recommended that based upon the results of the Slum and Blight Study, the Brevard County Board of County Commissioners should establish a Community Redevelopment Agency or extend the existing MIRA redevelopment boundary and incorporate the new area under this agency's auspices and prepare a redevelopment plan in accordance with the provisions of the Community Redevelopment Act. Mr. Robertson advised that if MIRA decides to go ahead and expand, a new redevelopment plan would need to be prepared for this area and become an amendment to MIRA's existing redevelopment plan. A Redevelopment Trust Fund would need to be established where the Property Appraiser keeps this property separate. Mr. Robertson recommended expanding MIRA's Façade Improvement Program to include the new area along S.R. 3 and the CFIP program should be modeled after the present program. Mr. Robertson stated that the redevelopment plan should provide for the installation of landscape

materials within the medians and edges of the right of ways, wherever the opportunities exist. He advised that a comprehensive landscape plan should be developed for the study area, which would include the provision of irrigation that could be installed during the road construction stage. Mr. Lugar advised that the FDOT presently has the S.R. 3 project from S.R. 520 to Skylark Road out to bid for enhancement of the intersections and improvement of the turning lanes. Mr. Lugar commented that FDOT had set aside \$150,000 for the landscaping project along S.R. 3 and there would be a joint participation agreement between FDOT and Brevard County Road and Bridge which will be taken to the County Commission meeting in February. Mr. Lugar suggested that MIRA develop a comprehensive plan in which MIRA proposed doing a series of FDOT grants to acquire more funding to continue the beautification of the corridor. Mr. Lugar suggested that this could be a good project that would parallel with Doug's Slum and Blight report when MIRA goes before the County Commission to request expanding the MIRA district.

MOTION MADE BY MIKE SELIG, SECONDED BY NICK GIGANTE TO RECOMMEND ACCEPTING THE SLUM AND BLIGHT STUDY AND REQUEST THAT THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS CONSIDER CHANGING THE BOUNDARY OF THE MERRITT ISLAND REDEVELOPMENT AGENCY TO INCLUDE AS SET FORTH IN THE SLUM AND BLIGHT REPORT SUBMITTED BY DOUG ROBERTSON. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 3 – APPOINTMENT OF RALPH PERRONE AS CHAIRMAN TO THE MERRITT ISLAND REDEVELOPMENT AGENCY

Mrs. Natowich reported that Commissioner Ron Pritchard has appointed Ralph Perrone to fill the position of Chairman vacated by Duane Watson. Mrs. Natowich commented that she had been advised by the MIRA staff that Mr. Perrone would not be available for the February 2006 Board Meeting and inquired if the MIRA Board would like to reschedule the February meeting to a different date when Mr. Perrone would be available.

MOTION MADE BY STAN ALLEN, SECONDED BY NICK GIGANTE TO RECOMMEND THAT THE MIRA BOARD MAINTAIN THE ORIGINAL MIRA BOARD MEETING DATE ON THURSDAY, FEBRUARY 23, 2006. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 8– BEAUTIFICATION COMMITTEE REPORT

- **CFIP Award to Duane Watson, Trustee, 76 E. Merritt Island Causeway**
Mrs. Natowich reported that the MIRA Beautification Committee recommended the CFIP award to Duane Watson, Trustee.

MOTION MADE BY MIKE SELIG, SECONDED BY NICK GIGANTE TO APPROVE THE CFIP AWARD TO DUANE WATSON, TRUSTEE FOR THE PROPERTY LOCATED AT 76 E. MERRITT ISLAND CAUSEWAY. MOTION PASSED UNANIMOUSLY.

Mrs. Natowich advised that Randy Raiman, HHI met with the MIRA Beautification Committee to discuss the Merritt Island entry signs on S.R. 520. The MIRA Beautification Committee recommended approval of the obelisk type of sign coming on to S.R. 520 from Cocoa Beach and coming east from Cocoa. Mr. Lugar advised that Randy Raiman, the landscape architect, felt that the obelisk sign had the most merit and the landscape architect was going to tailor the sign

more to the site, work on the lighting and landscaping around the sign and return with the findings to the Beautification Committee at their next meeting.

MOTION MADE BY MIKE SELIG, SECONDED BY NICK GIGANTE TO RECOMMEND APPROVAL OF THE S. R. 3 (COURTENAY PARKWAY) PRELIMINARY LANDSCAPE DESIGN BY HHI IN THE AMOUNT OF \$9,500.00. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 5– STAFF REPORT

Mr. Lugar discussed a draft presentation that he had prepared for the Brevard County Board of Commissioners for a Community Redevelopment Agency Workshop to be held on Tuesday, January 31, 2006. Mr. Lugar commented that there are twelve redevelopment agencies in Brevard County and all of the redevelopment agencies had been asked to meet before the County Commissions. Mr. Lugar advised that Mrs. Natowich would be attending the workshop representing MIRA.

N. Tropical Trail/ Merritt Avenue Sanitary Sewer and Related Improvements

Mr. Lugar discussed the revised Bussen-Mayer Engineering Group, Inc. work schedules that were included in the agenda packages. Mr. Lugar advised that the appraisal has been completed on the Adovasio property located on N. Tropical Trail and the estimated market value provided by William Benson, MAI, was \$265,000. Mr. Lugar advised that MIRA would need to make a decision to proceed or not to proceed with that intersection improvement. Mr. Lugar stated that the area in question is needed to complete the intersection improvements along N. Tropical Trail.

MOTION MADE BY MIKE SELIG, SECONDED BY DR. RODDY KRING, TO PURSUE DISCUSSION ON PURCHASING THE PROPERTY KNOWN AS THE “SMOKE SHOP” WITH DAN ADOVASIO, OWNER. MOTION PASSED UNANIMOUSLY.

Mr. Selig inquired if the appraisal included any leases that were on the property. Mr. Lugar commented that he understands that the leases would be coming due shortly.

Mr. Lugar reported that the N. Tropical Trail project is a sewer project that would service both sides of N. Tropical Trail. Mr. Lugar commented that the sewer line would run from the lift station that Towne Realty was in the process of installing. Mr. Lugar advised that the Merritt Avenue side sewer line was going to run from an existing lift station to capture all those units on the south side.

S. Tropical Trail Sanitary Sewer Project

Mr. Lugar reported the DRMP engineers have walked the sites and identified where all the septic tanks and easements are located. Mr. Lugar advised that John Denninghoff, Director, Transportation and Engineering and Ron Jones, Director, Stormwater Utilities felt that there would be a benefit if the “S” turn could be straightened at the same time the sewer lift station is installed at that area and do stormwater retention.

Covered Bus Shelters

Mrs. Natowich commented on the bandit bus benches located along S.R. 520 which is also located next to the new covered bus shelters. Morris Richards, Assistant County Attorney advised that abandoned properties that are placed on the right of ways can be put to public

use under the Florida Statutes. Mrs. Anderson will work with the Brevard County Attorney's office to identify the ruling on bus benches located on the right of ways.

Mrs. Anderson reported that the four covered bus shelters have been completed and installed along S.R. 520. Mrs. Anderson advised that three of the shelters are waiting for the decorative aqua slanted roof to be installed. Mrs. Anderson commented that she had met with the director of the Merritt Island Public Library to discuss having a covered bus shelter located on the library property. Mrs. Anderson advised that the library director would meet with the Merritt Island Library Advisory Board to discuss having a covered bus shelter located on their property.

OTHER BUSINESS

None

OLD BUSINESS

None

MOTION MADE BY DR. RODDY KRING, SECONDED BY NICK GIGANTE TO ADJOURN. NEXT SCHEDULED MIRA BOARD MEETING TO BE HELD ON THURSDAY, FEBRUARY 23, 2006. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 4:10 p.m.