

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF FEBRUARY 23, 2006**

Members Present: Sandee Natowich, Vice Chairman
Duane Watson
Mike Selig
Stan Allen

Members Absent: Ralph Perrone, Chairman
Nick Gigante
Dr. Roddy Kring

Agency Staff: Tina Anderson, MIRA Special Projects Coordinator

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

Guest: James Shaver, Tijuana Flats
Joe Mayer, P.E., Bussen-Mayer Engineering Group, Inc.
Brian Mock, Rendina Companies
John Hecten (sp), Rendina Companies
Christina Dixon, DRMP
Glen Michaels
Erika Pesantes, Florida Today

NEXT REGULAR MEETING SCHEDULED FOR MARCH 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 2:00 p.m. All were present except those indicated above.

The minutes of the January 26, 2006 MIRA Board Meeting were reviewed.

MOTION MADE BY DUANE WATSON SECONDED BY MIKE SELIG APPROVING THE MINUTES OF THE JANUARY 26, 2006 MIRA BOARD MEETING AS CORRECTED. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM NO. 1 – DISCUSSION / APPROVAL RE: PROPOSED CONDITIONAL USE PERMIT APPLICATION (C.U.P.) BY DUANE WATSON, TRUSTEE, OWNER AND JAMES SHAVER, APPLICANT

Duane Watson filed a voting conflict of interest form. Mr. Watson requested that due to only four Board Members being present at the meeting, that Morris Richardson, Assistant County Attorney declare the voting process for MIRA Board Members with voting conflicts. Mr. Richardson stated that he would get clarification on the voting procedures within the MIRA Agency and advise the Board.

MOTION MADE BY MIKE SELIG, SECONDED BY STAN ALLEN TO RECOMMEND MOVING OF AGENDA ITEM NO. 1 TO AGENDA ITEM NO. 4.

AGENDA ITEM 2 – PRESENTATION / APPROVAL RE: SITE PLAN HEALTH-FIRST MERRITT ISLAND MEDICAL OFFICE BUILDING, 750 EAST MERRITT ISLAND CAUSEWAY ON THE NORTHWEST CORNER OF S.R. 520 AND BORMAN DRIVE.

Joe Mayer, P.E. Bussen-Mayer Engineering Group, Inc. made a presentation of the site plan for the new Health First Medical Arts Center at Healthplex located at 750 Merritt Island Causeway. Mr. Mayer advised that the project is at the site of the old “K” Mart location at the intersection of S.R. 520 and Borman Drive. Mr. Mayer advised that Health First and the development company, Rendina Company are proposing a three (3) story medical arts building with approximately 7200 square feet and four hundred (400) parking spaces. Mr. Mayer advised that the new parking would reduce the impervious surface by approximately 18%. Mr. Mayer advised that there would be fifty more parking spaces on the property than would be required. Mr. Mayer commented that at present there is not retention on the property and by decreasing the impervious surface, the impact to the county drainage system would be less than it is today. Mr. Mayer noted that the only access to the complex would be off Borman Drive with no access onto S.R. 520. Mr. Watson requested that Bussen-Mayer Engineering Group, Inc. return to the MIRA Board with the final landscaping and lighting plans for the property.

MOTION MADE BY MIKE SELIG, SECONDED BY DUANE WATSON TO RECOMMEND ACCEPTING THE SITE PLAN FOR THE HEALTH-FIRST MEDICAL ARTS CENTER AT HEALTHPLEX LOCATED AT 750 EAST MERRITT ISLAND CAUSEWAY ON THE NORTHWEST CORNER OF S.R. 520 AND BORMAN DRIVE. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 3 – DISCUSSION/APPROVAL RE: SOUTH TROPICAL TRAIL CURVE RE-ALIGNMENT

Christina Dixon, DRMP, presented a proposal for the South Tropical Trail curve re-alignment project. Ms. Dixon advised that the proposal included doing the conceptual and design work all the way through to the final construction design. Ms. Dixon commented that she was before the MIRA Board to present the conceptual design along with the cost estimate. Ms. Dixon advised that the scope is broken into two phases. The first phase is for conceptual design for a cost of \$14,850.00 and the second phase for the construction documents. Mr. Selig inquired if the appraisals for the properties in question had been completed. Holly Pardi, Supervisor, Brevard County Acquisition Department advised that there had been a preliminary cost estimate completed for the properties in question. Ms. Pardi commented that the only appraisal that has been completed was for the Cody parcels with the other appraisals not to be complete until the end of March. Mr. Selig suggested that the MIRA Board not take any action on the design work until the appraisals are complete.

MOTION MADE BY MIKE SELIG, SECONDED BY STAN ALLEN TO TABLE AGENDA ITEM 3 UNTIL THE APRIL MIRA BOARD MEETING. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM NO. 4 – DISCUSSION / APPROVAL RE: PROPOSED CONDITIONAL USE PERMIT APPLICATION (C.U.P.) BY DUANE WATSON, TRUSTEE, OWNER AND JAMES SHAVER, APPLICANT

Morris Richardson, Assistant County Attorney, advised that due to a statutory exception for Redevelopment Agency Boards, Duane Watson would be permitted to vote on Agenda Item No. 1.

Mrs. Natowich introduced James Shaver, applicant for Tijuana Flats. Mr. Shaver advised that he was requesting a Conditional Use Permit (C.U.P.) for on-premises alcohol consumption of a new

Tijuana Flats (Tex-Mex) Restaurant located at 76 E. Merritt Island Causeway. As background, Mr. Shaver commented that there are approximately 41 Tijuana Flats opened in southeast Florida and his company, East Coast Flats, is the largest independent franchise of the concept. Mr. Shaver advised that his company was planning to open 24 new locations going up the east coast of Florida over the next sixteen months in every coastal county with the exception of Volusia and Dade. Mr. Shaver advised that the restaurant that they are constructing on Merritt Island is 2400 square feet with sixty-six (66) indoor seats and sixteen (16) additional outside seats and would serve only beer and wine. Mr. Watson advised that he had purchased the alley way behind the property which would allow for additional parking.

MOTION MADE BY MIKE SELIG, SECONDED BY STAN ALLEN TO RECOMMEND APPROVAL OF THE PROPOSED CONDITIONAL USE PERMIT APPLICATION (C.U.P.) TO PROVIDE BEER AND WINE FOR 2400 SQUARE FEET WITH ACCESS TO A RESTAURANT ON SAID PREMISES OF DUANE WATSON TRUSTEE, OWNER AND JAMES SHAVER, APPLICANT FOR PROPERTY LOCATED AT 76 E. MERRITT ISLAND CAUSEWAY. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 4– BEAUTIFICATION COMMITTEE REPORT

Mrs. Natowich reported on the CFIP award ceremony for the Twin Rivers Plaza located at 76 E. Merritt Island Causeway.

Mrs. Natowich discussed the new Merritt Island entry signs provided by Herbert Halbert, Inc. (HHI). Mrs. Natowich advised that the MIRA Beautification Committee reviewed the sign renderings and recommended approval for the obelisk in concept. Mrs. Natowich commented that MIRA would need to have two signs constructed and go out for construction bids. Mr. Selig inquired as to Brevard County permitting and sign ordinance requirements to place the signs in the right of way. Mr. Watson suggested going to Brevard County for a height variance of thirty feet. Mr. Richardson advised that he would research if the sign would be subject to county ordinances.

MOTION MADE BY MIKE SELIG, SECONDED BY DUANE WATSON APPROVING THE CONCEPT OF THE MERRITT ISLAND ENTRY SIGNS AND TO SHOP FOR CONSTRUCTION BIDS CONTINGENT ON THE REQUIREMENTS FOR PERMITTING. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 5– STAFF REPORT

BANDIT BENCHES

Mrs. Anderson reported that she had sent a request to Brevard County Permitting and Enforcement to get a list of the permitted benches located along S.R. 520. Mrs. Anderson advised that when she had the completed list she would meet with Morris Richardson, Assistant County Attorney, to see what action could be taken to have the non-permitted benches removed.

SYKES CREEK/MERRITT AVENUE BERM

Mrs. Natowich reported that FPL had made the adjustment to the power pole and construction on the berm would begin shortly.

S.R. 520 LANDSCAPE

Mrs. Natowich reported that the landscape in the median along S.R. 520 near the Super Wal-Mart is being refurbished and should be completed by the end of March.

OTHER BUSINESS

Mr. Watson inquired as to the master retention areas behind the Merritt Square Mall and the pond behind the new Health First Medical Arts Building. Mr. Watson suggested having the water used for re-use water to irrigate the medians along S.R. 520. Mr. Watson noted that MIRA had paid for collaterals in the medians along S.R. 520 to use retention water to irrigate the median landscape.

MOTION MADE BY MIKE SELIG, SECONDED BY STAN ALLEN TO REQUEST MIRA STAFF TO RESEARCH USING RETENTION WATER TO IRRIGATE THE MEDIANS ALONG S.R. 520 WITH RON JONES, DIRECTOR STORM WATER UTILITIES. MOTION PASSED UNANIMOUSLY.

Mrs. Natowich reported on the Brevard County Board of County Commissioners Workshop on RDA's, which she attended as a representative of MIRA.

OLD BUSINESS

None

MOTION MADE BY DUANE WATSON, SECONDED BY MIKE SELIG TO ADJOURN. NEXT SCHEDULED MIRA BOARD MEETING TO BE HELD ON THURSDAY, MARCH 23, 2006. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 3:00 p.m.