

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF SEPTEMBER 25, 2003**

Members Present: Bert Francis, II, Chairman
Sandee Natowich, Vice-Chairman
Mike Selig
Roddy Kring
Duane Watson
Bob Barranco

Members Absent: Michelle Daignault-Ives

Agency Staff: Doug Robertson, MIRA Consultant
Staci Van Ness, MIRA Executive Secretary

County Staff: Scott Knox, County Attorney

Guests: Richard S. Amari, Amari & Theriac, PA.
Ralph Perrone, Perrone Properties
Ron Jones, Brevard County
Joe Mayer, Buessen Mayer Engineering Group
Ronald M. Sellers, Brevard Family of Housing Authority
Carlene Creane, Brevard Family of Housing Authority
William J. Deatruck, Brevard Family of Housing Authority
John Zwick, Rood & Zwick Architects
Dawn Jaren, Banana River Marine
Diane Clark, BCSO
Beth Kring, Merritt Park Place
Jeff Houser
Deborah Gilmore

NEXT REGULAR MEETING SCHEDULED FOR OCTOBER 23, 2003, 2:00 P.M., MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.

Chairman Francis called the meeting to order. All were present except those indicated above.

The minutes of the August 28, 2003 meeting were reviewed.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY BOB BARRANCO, APPROVING THE MINUTES OF THE AUGUST 28, 2003 BOARD MEETING. MOTION PASSED UNANIMOUSLY.

Agenda Item No. 1 – Discussion Re: Status of Proposed Regional Stormwater Feasibility Study

Mr. Robertson gave a brief overview of this issue. The study is being done to identify potential locations to site stormwater retention facilities. Mr. Robertson introduced Ron Jones, of Brevard County Regional Stormwater Utility and Joe Mayer, of Bussen Mayer Engineering Group Inc. who has been retained by Ron Jones to do the Feasibility Study. Mr. Mayer discussed the criteria that was used for the study and also provided visual aids for the MIRA Board. Four of the five proposed areas of study were discussed. There were a number of questions concerning moving the proposed stormwater sites to accommodate future development and Ron Jones pointed out that his position at this time was to determine the best possible locations for drainage based on topographical elevations. There are several opportunities for combining sites. Area # 1 was located on the West side of Tropical Trail in the vicinity of the Marina Basin. There were concerns about property impacts and future development in this area. Area # 2 was located East of S. Tropical Trail. Board Member Mike Selig questioned whether putting retention ponds in this area would impact S. Tropical Trail and possibly cause the curve to be straightened out. It was mentioned that it could possibly be partnered with another project to make it more beneficial. Area # 3, The Home Depot Area, has a retention pond that isn't being maintained and is over designed. Area # 4 Imperial Street, SR 520. Board Member Duane Watson was concerned about this area because this is considered prime property. He suggested going towards Fortenberry and asked about the elevation. Mr. Jones said he was hesitant about Fortenberry because of the utilities that are in that area and the possible issues that could arise. Staff is going to work with Mr. Jones and Bussen Mayer Engineering Group and report back with the outcome at a later date.

Agenda Item No. 2 – Discussion Re: Housing Authority of Brevard County

Chairman Francis introduced William Deatruck, Ronald M. Sellars, and Carlene Creane with the Brevard Housing Authority. Mr. Sellars thanked the Board for allowing them the opportunity to speak with them and gave an overview of what they were trying to achieve. Mr. Deatruck then proceeded to show a power point presentation of what the Brevard Housing Authority is proposing for the Baxley Manor Property located East of Courtenay Pkwy. and South of Citrus Blvd. This is HUD property and they have been given permission to go ahead with the project. The purpose of the presentation was to introduce the project to the MIRA Board and request that this area be brought into the redevelopment area. There were questions from the Board concerning what would have to be done to annex this property into the Redevelopment Area; Mr. Robertson responded that it would require doing a blight study,

then drafting a resolution to go before the Brevard County Commission. There were concerns about the tax increment increase for the properties that would be involved in the proposed area. The consensus of the Board was for Staff to proceed with the blight study to determine if the redevelopment boundary can be expanded.

Agenda Item No. 3 Discussion Re: Brevard County Landscape Ordinance

Mr. Amari was in attendance to discuss this ordinance and how it is affecting his development as well as possibly other properties in the MIRA area. The site is the old Panorama Mobile Home Park. Mr. Amari wants to build 42 town homes on this site. Mr. Amari presented the Board with artistic renderings. He stated that he has met with Brevard County Staff to determine what can be done because he cannot proceed with this project unless they remove the trees that are located in the middle of the site. The County Landscape Ordinance requires preservation of 25% of the tree canopy on the site, which currently has only have 9.28% of canopy cover. The owners have revised their plans to preserve as many trees as possible and are proposing to relocate trees that are impacting the site plans. Mr. Amari spoke about a "Betterment Plan", which allows for provisions to the Ordinance, but if it is not approved by the County Staff there is no more discussion on the issue. Mr. Amari is asking for the MIRA Board to endorse this project as a redevelopment project and have Mr. Robertson work with County Staff to modify the Brevard County Landscape Ordinance so this situation doesn't impact other redevelopment plans. Chairman Francis asked what percentage of canopy coverage does Mr. Amari anticipate having; he said that he would only lose 6.28%. He stated that he planned to replant heavily after the site is complete and will show that in the betterment plan.

MOTION MADE BY MIKE SELIG, SECONDED BY DUANE WATSON, TO ACCEPT THE CHANGE IN MR. AMARI'S PROJECT. MOTION PASSED UNANIMOUSLY.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY BOB BARRANCO, TO DIRECT STAFF TO WORK WITH COUNTY STAFF TO DEVELOP A BETTERMENT PLAN FOR THIS PROJECT. MOTION PASSED UNANIMOUSLY

Agenda Item No. 4 - Beautification Report

Board Member Sandee Natowich gave an overview of what took place at the Façade Improvement Workshop on September 18th and why she feels it would be beneficial to change the criteria and point system for the FIP application process. Mrs. Natowich went through each criteria with the Board members and explained the reasons for the changes or revisions. After some discussion, Ms. Natowich moved that the Board accept the changes in the new application. The motion died for lack of a second. The Board accepted Ms. Natowich's recommendation to change the application name to Commercial Façade Improvement Application.

MOTION MADE BY DUANE WATSON, SECONDED BY MIKE SELIG, TO ACCEPT THE NAME CHANGE OF THE FAÇADE IMPROVEMENT APPLICATION. MOTION PASSED UNANIMOUSLY.

Mrs. Natowich also spoke about the five dead palms on SR 520 and that the two palms that are in storage at the Sheriff's farm are Washingtonians and the palms that are on SR 520 are Cabbage Palms; the consensus of the Beautification Committee was to just remove the dead palms at this point. It was suggested by the MIRA Board that Staff discover whether Loren Rapport, Manager of Brevard County Landscaping could possibly do some trading with the palms.

Mrs. Natowich showed the MIRA Board the beautification award application and also pictures that were presented to the Beautification Committee to nominate Trade Wind Builders as the recipient of this award. The MIRA Board felt that this was a very worthwhile nomination.

MOTION MADE BY MIKE SELIG, SECONDED BY BOB BARRANCO, TO ACCEPT THE NOMINATION OF TRADE WIND BUILDERS FOR THE BEAUTIFICATION AWARD. MOTION PASSED UNANIMOUSLY

Agenda Item No. 5 – Staff Report

Palm Trimming:

Palm Trimming on SR 520 was discussed. The three required bids were passed around for the Board's review. It was determined that at this time, the only palms that need to be trimmed are the Washingtonians and Staff will get with Loren Rapport to get the history of the companies.

MOTION MADE BY MIKE SELIG, SECONDED BY BOB BARRANCO, TO HAVE WASHINGTONIAN PALMS TRIMMED. MOTION PASSED 4 TO 1 SANDEE NATOWICH VOTING AGAINST

Change of use ordinance:

Mr. Robertson gave a brief update of the status of this issue. Unfortunately not much was accomplished at the County Commission Meeting so this item will come up before the County Commission again in November. Mr. Ed Washburn will be at the October MIRA meeting to discuss this program further.

Banners and Balloons have now been added to the sign ordinance as permissible tools during special events. The Commission accepted the language that the MIRA Board presented to them. The time periods are still being discussed because they have to come under the Special Events ordinance and the only place the time frame comes up is under "Tents", so this will be put on the Commission Agenda.

Entry Signs:

Mike Snetzinger provided renderings of entry signs and Gateway signs to Commissioner Pritchard the MIRA Board. He has done several revisions based on feedback. Mr. Robertson will present cost estimates and the latest renderings at the next Board meeting to determine

how to proceed. Natural Wood Signs has been contacted for a rendering and does not seem to be interested in presenting one to the MIRA Board.

Code Enforcement:

Several letters have been sent to the property owners who are in violation. These violators have recently been brought before the MIRA Board. Staff will advise as to the outcome at the next meeting.

CIP Budget:

Mr. Robertson advised the MIRA Board that there would be approximately \$500,000.00 carried over from this fiscal year for capital improvement items. At this point the money is targeted for land acquisition for the stormwater project. This item will be on the next agenda. Board Member Duane Watson would like monthly budget information included in the Board's agenda packages.

Agenda Item No. 6 – Other Business

**MOTION MADE BY SANDEE NATOWICH, SECONDED BY BOB BARRANCO, TO ADJOURN.
MOTION PASSED UNANIMOUSLY.**

Meeting adjourned 5:30 p.m.