

**MERRITT ISLAND REDEVELOPMENT AGENCY  
MINUTES OF JUNE 26, 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:** Cliff Repperger, Assistant County Attorney

**Guests:** Martha Daniher, Plans Examiner  
Jack Masson, Assistant Dept. Director Parks & Recreation  
Scott Nichole, Bussen-Mayer Engineering Group  
Mike Conners, Director of Transportation Brevard County School

Board  
Ed Washburn, Jr., Director Permitting & Enforcement Dept.  
Beth Kring, Merritt Park Place  
Ralph Perrone, Perrone Properties  
Claire Gambao, Brevard County Business Owner  
Jimmy Zuhlke, Brevard County Business Owner

**NEXT REGULAR MEETING SCHEDULED FOR JULY 24, 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 May 22, 2003 meeting were reviewed.

**MOTION MADE BY BOB BARRANCO, SECONDED BY SANDEE NATOWICH, APPROVING THE MINUTES OF THE MAY 22, 2003 BOARD MEETING AS CORRECTED. MOTION PASSED UNANIMOUSLY.**

**Agenda Item No. 1 – Discussion Re: Advertising Banners and Balloons within the Merritt Island Redevelopment Area**

Mr. Robertson gave some history from the last meeting regarding this issue. Mr. Robertson went over the criteria that the Brevard County staff has proposed for changes to go before the Board of County Commissioners. There was some language in the criteria about “special events” and the question was asked, “what defines a special event”? Mr. Ed Washburn, Jr., Director of Permitting & Enforcement Department gave examples of what the County considers special events to be: Church events lasting for a weekend, car sales at the mall. Mr. Perrone a guest commented that there is a fine for putting up illegal signs, plus you have to go before the Special Master and pay an administrative fee. Some of the MIRA Board members felt that there needs to be more detailed wording in the ordinance for the “Mall” area and other area’s that would likely display balloons (Vice-Chairman Natowich would like to see “cold air” only, no helium), banners or tents, such as the car dealership sales. Mr. Robertson is going to get with County Staff and MIRA Board members individually and try to come up with some specific changes to the language that would work for the Merritt Island Redevelopment Area. This item will on the Board of Commissioners Agenda on July 22, 2003 for permission to advertise.

**Agenda Item No. 2 – Discussion Re: Re-location of Mila Elementary School Bus Parking**

Mr. Jack Masson, Assistant Director of Brevard County Parks & Recreation gave a brief summary of how the agreement between the Brevard County School Board and Brevard County Parks and Recreation came to be. He also introduced Mike Connors, Director of Transportation for the Brevard County School Board. The reason for this move is to develop better traffic flow and parking at the Mila Elementary Site as well as upgrading the ball fields. This area currently supports approximately 25 buses along with Little League parking. Brevard County had allocated about \$90,000.00 for the new bus compound. The site that Brevard County Parks and Recreation is suggesting for the relocation of the busses is situated at the N.W. corner of Plumosa and Fortenberry and it is under the ownership of the Brevard County Wastewater Division. This site is the old sewer plant for Merritt Island. There is currently an agreement that will expire in September of 2003 with Habitat for Humanity at this location. Plans have already been developed for the proposed bus relocation site. Board Member Duane Watson commented about the zoning for bus compound located behind the Albertson’s Store off of Merritt Avenue as well as the proposed site, because it’s believed not to be zoned correctly for this use. The question of a traffic study and landscaping for the new bus compound was discussed and what the plans were to shield the buses. Duane Watson provided a document from Brevard County Zoning that stipulated what was allowed in the area that was being discussed. Mr. Masson was going to do additional research on the proposed property. Board Member Mike Selig indicated that this would not be an appropriate use for this site and suggested that they look at Palm Cay as a possible location.

**Agenda Item No. 3 –Discussion Re: Brevard County Change of Use Ordinance**

Mr. Robertson gave some history as to how this ordinance is affecting the Merritt Island Redevelopment Area especially Merritt Park Place. Mr. Robertson went over the proposed language change that he had presented to the Brevard County Staff. Ed Washburn Jr., Director of Permitting & Enforcement Department had some suggestions to the proposed language. Martha Daniher, Plans Examiner commented on the ordinance and how it applies to the SR 520 corridor. There was also a handout that shows how the County determines when a site is not in compliance for various reasons, and there was some discussion on how this creates some conflicts. Duane Watson would like to have an engineering consultant assigned to work with the Staff on this issue. Mr. Robertson is going to work more with staff on this issue. Mr. Zuhlke. & Mrs. Gambao were in attendance to discuss impact fee's being assessed on a change of use ordinance from 1979; Mr. Zuhlke gave an example of a lady in Merritt Park Place that has a general office building that she wants to rent out for a medical office and would be assessed about \$10,000.00 in impact fee's for traffic generation. Vice-Chairman Natowich pointed out that part of the problem was that she still had a septic system, which has now be changed over to sewer. Mr. Zuhlke gave another example, and stated that he and his wife are going to be speaking before the Brevard County Board of Commissioner on July 8, 2003 and would like for the MIRA Board to be in attendance to support them and in turn they would support us. Mr. Robertson is going to write a scope of service to have an engineering firm take the ordinance and assess the impact on the redevelopment area and to report back to the MIRA Board. Chairman Francis gave direction to work with staff so that this issue can be on the agenda for next month.

**Agenda Item No. 4 –Approval Re: Play-It-Again Sports Site Plan Review and Approval**

Duane Watson filed a Conflict of Interest form for this item. Scott Nichole of Bussen-Mayer Engineering Group was there to give an over-view of proposed plans. The site is located on the North side of SR 520, East of Courtenay Pkwy., formerly Brevard Marine Store. Mr. Nichole gave the MIRA Board a revised site plan showing building renovation and an improved parking area that conforms to County regulations. The proposed use for the building will be for retail. Site plans have gone through the pre-application process with Brevard County, and Bussen-Mayer Engineering Group is ready to submit the site plans for formal review to Brevard County Staff. This project has received an exemption from St. Johns Water Management District.

**MOTION MADE BY MIKE SELIG, SECONDED BY BOB BARRANCO, RECOMMENDING APPROVAL OF PLAY-IT-AGAIN SPORTS SITE PLAN. MOTION PASSED UNANIMOUSLY.**

**Agenda Item No. 5 – Approval of Beautification Committee Nominee**

Vice-Chairman Natowich gave a brief background description of Mrs. Betsy Keenan, and how her education would benefit the Beautification Committee with their goals.

**MOTION MADE BY MIKE SELIG, SECONDED BY BOB BARRANCO, RECOMMENDING APPROVAL OF BEAUTIFICATION COMMITTEE NOMINEE. MOTION PASSED UNANIMOUSLY.**

**Agenda Item No. 6- Beautification Committee Report**

Vice-Chairman Natowich spoke on the Façade Improvement Award at Gwen Smith's property, which houses Surfside Florist, and what a presentation it was. Vice-Chairman Natowich is still inquiring as to when an article about the presentation will be in the paper. Vice-Chairman Natowich questioned the MIRA Board regarding the list that she handed out in the last meeting from her drive through in Merritt Park Place if they had had the opportunity to do their own drive through. Mr. Robertson gave the MIRA Board his outcome of speaking with the County on the crushed curbing, and the suggestion was to re-sod and place protective bollards in the affected areas. He will have pictures and prices for this in the next meeting. Mr. Robertson spoke about the electric boxes for the lamps being damaged by motorist making sharp turns and getting on the curbs, he is getting a cost estimate for repairing and moving these. The property owners in Merritt Park Place that have staked out parking for their own use have been notified by MIRA and now the Brevard County Code Enforcement will be getting involved.

**MOTION MADE BY MIKE SELIG, SECONDED BY BOB BARRANCO, ACCEPTING BEAUTIFICATION COMMITTEE REPORT. MOTION PASSED UNANIMOUSLY**

**Agenda Item No. 7- Staff Report**

Mr. Robertson gave an update on the storm-water feasibility project; Bussen-Mayer Engineering Group had just received notice to proceed. Also Beth Kring brought it to Mr. Robertson attention that there were some crosswalks in Merritt Park Place that looked like the color was fading on them, and Mr. Robertson was looking into why the pigment is wearing out on the streetstamping that was done in Merritt Park Place. He was checking to see what the warranty/guarantee for that part of the project is. Damage is mainly on the crosswalks near SR 520. It was suggested not to start the remainder of the streetstamping for the final phase until we find out why the previously completed crosswalks aren't holding the pigment.

**Agenda Item No. 8- Other Business**

There was no discussion for other business

**Next Meeting Date**

The next meeting has been scheduled for July 24, 2003.

**MOTION MADE BY RODDY KRING, SECONDED BY SANDEE NATOWICH, TO ADJOURN. MOTION PASSED UNANIMOUSLY.**

Meeting adjourned 4:00 p.m.