

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF October 30, 2003**

Members Present: Sandee Natowich, Vice-Chairman
Mike Selig
Roddy Kring
Bob Barranco

Members Absent: Michelle Daignault-Ives
Bert Francis, II, Chairman
Duane Watson

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

County Staff: Scott Knox, County Attorney

Guests: Barbara Benn, Merritt Island Executive Council
Kathleen LaRoche, Merritt Island Executive Council

NEXT REGULAR MEETING SCHEDULED FOR NOVEMBER 20, 2003, 2:00 P.M., MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.

Vice-Chairman Natowich called the meeting to order at 4:01 PM. All were present except those indicated above.

The minutes of the September 25, 2003 meeting were reviewed.

This meeting was called to ratify the items that could not be voted upon at the November 23, 2003 meeting due to not having a quorum.

Agenda Item No. 2 -Discussion/Recommendation Re: Commercial Façade Improvement Applicant

Vice-Chairman Natowich gave a brief overview for the applicant (Fran Quattrocchi) who could not be in attendance, and what the Beautification Committee's recommendations were. Board Member Mike Selig suggested that because it was a MIRA issue that there wasn't a quorum Ms. Quattrocchi should not be penalized by having to put off her improvements

from starting that she had scheduled. Mr. Scott Knox, County Attorney agreed that this would be acceptable. It was the consensus of the MIRA Board to contact Ms. Quattrocchi and let her know that she could proceed with the improvements. This item could not be voted upon at the 10-23-03 meeting and was ratified at the 10-30-03 meeting

MOTION MADE BY MIKE SELIG, SECONDED BY RODDY KRING, TO ACCEPT FAÇADE IMPROVEMENT APPLICATION OF FRAN QUATTROCCHI. MOTION PASSED UNANIMOUSLY.

Agenda Item No. 4 –Discussion Re: CIP Budget

Mr. Robertson gave some history regarding Phase 3, improvements to Merritt Ave. to Tropical Trail, and SR 3 and 520, to Merritt Ave. These projects had been put on hold. Mr. Robertson indicated that there is a \$511,000.00 carryover from last year in addition to the \$400,000.00 of current funds for this year and this money has to be allocated for projects. The Bussen-Mayer Engineering Group, Inc. proposal will need to be clarified somewhat since it is over a year old. THIS ITEM COULD NOT BE VOTED UPON AT THE 10-23-03 MEETING AND WAS RATIFIED AT THE 10-30-03 MEETING

MOTION MADE BY MIKE SELIG, SECONDED BY BOB BARRANCO, TO ADD THE TROPICAL TRAIL AND MERRITT AVENUE PROJECT BACK TO THE CIP PROGRAM. MOTION PASSED UNANIMOUSLY.

Agenda Item No. 5 Discussion/Recommendation Re: George Lewis Rezoning Request

Mr. Robertson gave an overview of the background for this discussion. This property is located at 243 Plumosa Street. Robin Sabrino, of Brevard County Planning and Zoning Department was present to give the staff comments on this topic. She briefed the board regarding the zoning request. The request was to change the zoning from residential to light commercial and that would fit with the other properties that are in that area. There was no objection from the Board. THIS ITEM COULD NOT BE VOTED UPON AT THE 10-23-03 MEETING AND WAS RATIFIED AT THE 10-30-03 MEETING

MOTION MADE BY BOB BARRANCO, SECONDED BY RODDY KRING, TO RECOMMENDING APPROVAL OF REZONING REQUEST FOR GEORGE LEWIS TO THE PLANNING AND ZONING BOARD. MOTION PASSED UNANIMOUSLY.

Agenda Item No. 6 –Discussion/Recommendation Re: Merritt Island Storage LTD. Rezoning Request

Robin Sabrino, of Brevard County Planning and Zoning Department was in attendance to give staff recommendation on this issue. The site is located at the South West intersection of Fortenberry Ave. and Plumosa St. Mini Warehouses are no longer allowed under the CUP Ordinance. In 1999 the Brevard County Commission gave staff direction to remove CUP's from the zoning records that are no longer listed in their respective zoning classification.

Currently the site is not in compliance with the existing zoning and the applicant is trying to rectify this situation so that if they ever decided to make any changes they would be able to get the proper permits. Board Member Mike Selig suggested a **BU-2** with a binding development plan for this site, because of this location. The Board agreed. THIS ITEM COULD NOT BE VOTED UPON AT THE 10-23-03 MEETING AND WAS RATIFIED AT THE 10-30-03 MEETING

MOTION MADE BY BOB BARRANCO, SECONDED BY RODDY KRING, TO RECOMMENDING APPROVAL OF REZONING REQUEST FOR MERRITT ISLAND STORAGE LTD TO THE PLANNING AND ZONING BOARD. MOTION PASSED UNANIMOUSLY.

Beautification:

Vice-Chairman Natowich spoke about the nomination of the Beautification Award for the month of November for Minicus-Vavala Properties and that the Beautification Committee recommended them unanimously for the approval.

MOTION MADE BY MIKE SELIG, SECONDED BY BOB BARRANCO, TO ACCEPT THE NOMINATION OF MINICUS-VAVALA PROPERTIES FOR THE BEAUTIFICATION AWARD. MOTION PASSED UNANIMOUSLY

Vice-Chairman Natowich went through the changes that were made since the last MIRA meeting to the Commercial Façade Improvement Application. There was a discussion regarding demolition and if that could be considered part of the grant. It was determined that it possibly could be considered part of the grant to tear down some of the buildings and consider that clearing a “blighted condition” but at this time it is going to be taken back to the Beautification Committee to develop the language for the application. THIS ITEM COULD NOT BE VOTED UPON AT THE 10-23-03 MEETING AND WAS RATIFIED AT THE 10-30-03 MEETING.

MOTION MADE BY MIKE SELIG, SECONDED BY BOB BARRANCO, TO ACCEPT CHANGES MADE TO THE COMMERCIAL FAÇADE IMPROVEMENT APPLICATION DRAFT. MOTION PASSED UNANIMOUSLY.

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

Vice-Chairman Natowich introduced Mr. Ed Washburn, Brevard County Permitting and Enforcement Director. Mr. Washburn referred to a document that had been faxed to all the MIRA board members for this meeting. There were some items in that document that in Mr. Washburn’s opinion cannot be waived (these were health and safety issues), but other items that could be. The question proposed by Mr. Washburn was whether MIRA would be trying to get this changed for just Merritt Park Place area or all of the entire Merritt Island Redevelopment Area. Mr. Washburn pointed out the advantages and disadvantages of waiving the criteria that can be removed. There was an in depth conversation regarding Merritt Park Place and the Change of Use Ordinance with Board Member Mike Selig, Ed Washburn, and Ralph Perrone. Mr. Robertson suggested going before the Brevard County

Commission to have this change implemented just for the Merritt Park Place Area, and to add a sentence in the Change of Use Ordinance that clarifies the “Betterment Plan”

Agenda Item No. 8 – Staff Report

Bus Benches:

Mr. Robertson gave an update on this issue and that most all of the “bandit” benches had been removed and he is still trying to contact Billy Osbourne of Code Enforcement for the remaining benches.

Agenda Item No. 9 – Other Business

Barbara Benn from the Merritt Island Executive Council was there to speak about the Merritt Island entry signs. She had received a letter from Commissioner Pritchard explaining that the determination had been made by the County Attorney that MIRA could not fund any signs that was outside of the Agency’s boundaries Commissioner Pritchard was asking for help to raise money for the signs that will be located on SR 528 and Courtenay Pkwy. She was asking if there was going to be any contribution for the signs for SR 520 and Vice-Chairman Natowich informed her that MIRA would be putting up Gateway signs for that corridor themselves outside of what Commissioner Pritchard is doing, and there will be no solicitation from local business owners for funding for these signs. Board Member Mike Selig gave her some of his ideas on fund raising. There was also conversation of setting up a trust account for any money received for the signs. It was determined that this should be done within the Commissioner Pritchard’s office so that they will be able to keep track of the funds.

Board Member Bob Barranco brought up the issue of the old K Mart Building and truck parking. Health First has purchased this property and is using it for storage at this time. There is a problem with trucks parking there overnight and it was determined in the past that it is against the County Ordinance for this to happen. Ms. Van Ness will notify Health First that this is a violation and make sure they put the signs back up if they have been taken down.

MOTION MADE BY MIKE SELIG, SECONDED BY BOB BARRANCO, TO ADJOURN. MOTION PASSED UNANIMOUSLY

Meeting adjourned 4:38 p.m.