

**MERRITT ISLAND REDEVELOPMENT AGENCY  
BEAUTIFICATION COMMITTEE**

MINUTES OF SEPTEMBER 15, 2005

**Members Present:** Sandee Natowich, Chairman  
Marcus Herman, Vice-Chairman  
Alice Bubeck  
Betsy Keenan  
Ozella Bowles  
Fran Quattrocchi

**Members Absent:** Dick Van Epp

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

**Guests:** None

**NEXT REGULAR MEETING SCHEDULED FOR OCTOBER 20, 2005 3:00 P.M. MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.**

Chairman Natowich called the meeting to order at 3:01P.M. All were present except those indicated above.

The minutes of the August 18, 2005 MIRA Beautification Committee meeting were reviewed and corrections made.

**MOTION MADE BY MARCUS HERMAN, SECONDED BY ALICE BUBECK, APPROVING THE MINUTES OF THE AUGUST 18, 2005 MIRA BEAUTIFICATION COMMITTEE MEETING AS CORRECTED. MOTION PASSED UNANIMOUSLY.**

Betsy Keenan and Fran Quattrocchi arrived at meeting at 3:07 p.m.

**Agenda Item No. 1 – Discussion / Approval Re: Proposed Changes to the Commercial Façade Improvement Project Application**

Chairman Natowich discussed the proposed changes to the CFIP application. Mrs. Natowich commented on the difficulty property owner applicants have had in obtaining three bids for necessary improvement work and which has become even more difficult since last year's hurricanes. Greg Lugar suggested that MIRA require at least two (2) bids and if the applicant is unable to acquire two (2) bids then they would have Brevard County review the bid that they receive. Marcus Herman commented that he felt the requirement should be at least two (2) bids for a check and balance. Mrs. Natowich suggested allowing a time limit for the applicant to attempt to

acquire at least two (2) bids before requesting assistance from Brevard County.

**MOTION MADE BY FRAN QUATTROCCHI, SECONDED BY MARCUS HERMAN TO RECOMMEND TO THE MIRA BOARD A CHANGE IN THE CFIP APPLICATION THAT WOULD REQUIRE A MINIMUM OF TWO (2) BIDS IF UNABLE TO OBTAIN THREE (3) BIDS WITHIN THREE (3) MONTHS AND THEN GO TO BREVARD COUNTY FOR ASSISTANCE IN VERIFYING COST. MOTION PASSED UNANIMOUSLY.**

**Agenda Item No. 2 – Discussion Re: Doug Robertson’s Service Award.**

Mrs. Natowich reported that on August 25, 2005 the MIRA Board presented Doug Robertson with a Service Award for his years of service to MIRA.

**Agenda Item 3 – Discussion/Approval Re: Nomination of Vice-Chairman for MIRA Beautification Committee**

Mrs. Natowich commented that Marcus Herman’s term as Vice-Chairman of the Beautification Committee would expire at the end of October and that the Committee now needs to nominate a member to serve for the next two years.

**MOTION MADE BY ALICE BUBECK, SECONDED BY OZELLA BOWLES, APPROVING THE REAPPOINTMENT OF MARCUS HERMAN AS VICE-CHAIRMAN OF THE MIRA BEAUTIFICATION COMMITTEE FOR TWO (2) YEARS. MOTION PASSED UNANIMOUSLY.**

**Agenda Item 4 – Discussion Re: Indian Cove Marina**

Mrs. Natowich discussed the article in Florida Today concerning the proposed Indian Cove Marina in the MIRA area. Mrs. Natowich advised that Towne Realty had developed a condominium project at the intersection of S.R. 520 and Myrtice Avenue and was planning to add a marina at that location. Mrs. Natowich advised that at the last MIRA Board Meeting Commissioner Ron Pritchard, District II remarked that there are fewer public marinas available and spoke on the possible opportunity of developing a public marina at that location. Mrs. Natowich commented that Commissioner Pritchard suggested that MIRA assist in funding the marina project. Mr. Lugar reported that the marina plan would include fueling, a pumping facility and a ship store. Mr. Lugar advised that the marina concept had been in the planning for approximately twenty years. Mrs. Natowich stated that her concerns were the major projects that MIRA is presently at work on being completed as planned. Mr. Lugar advised that MIRA would have to consider the cost and elements which would need appraisals needing to be completed. Mr. Lugar had suggested having a boardwalk that would lead from the marina to Waterway Park.

**Agenda Item 5 – Discussion Re: September Beautification Award Ceremony to Bussen-Mayer Engineering Group, Inc., 100 Parnell Street and First Baptist Church of Merritt Island, 140 Magnolia Avenue**

Mrs. Natowich reported on the successful September Beautification Awards that were presented on September 7, 2005 to Bussen-Mayer Engineering Group, Inc. and First Baptist Church of Merritt Island. Mrs. Natowich suggested that Mrs. Quattrocchi discuss with First Baptist Church of Merritt Island the placing of potted plants in front of their newly façade improved building at the intersection of S. Courtenay Parkway and Magnolia Avenue.

**Agenda Item 7 – CFIP award Ceremony to First Baptist Church of Merritt Island, 140 Magnolia Avenue and Perrone Properties (Lightholder, Inc.) 350 Myrtice Avenue**

Mrs. Natowich reported that the First Baptist Church of Merritt Island and the Perrone property located at 350 Myrtice Avenue had completed their CFIP projects and that two of the Beautification Committee members were on hand to present the awards for completion on September 7, 2005.

Mrs. Anderson gave an update on the CFIP projects that are in progress.

**Agenda Item 6 – Old Business**

Mrs. Quattrocchi discussed the rezoning of the Nick Stipanovich's property located at the intersection of Tangerine Avenue and N. Tropical Trail. Mrs. Quattrocchi noted her property abuts Mr. Stipanovich and that she and her neighbors were concerned of the property being rezoned to BU-2. Mrs. Natowich advised that Mr. Stipanovich's request was approved due to the fact that rezoning would remove slum and blight in the area, would remove all of the septic tanks on the property and the property borders other properties that are used as storage. Mrs. Natowich also advised that the MIRA Board approved the rezoning with the stipulation that the property be used only as a non-commercial upscale mini-storage. Mr. Lugar suggested inviting Rochelle Lawandales and Nick Stipanovich to the next Beautification Meeting to discuss plans for the mini-storage warehouse with the Committee. Mrs. Quattrocchi stated her major concern was any rezoning in Merritt Park Place from BU-1 to BU-2. Mrs. Natowich suggested the MIRA staff send a notice to the members of the Beautification Committee when a date is scheduled for Mr. Stipanovich's site plan to be reviewed by the MIRA Board.

**Agenda Item 8 – Other Business**

Mrs. Natowich reported that there was an excellent turnout for the last butterfly group.

**Staff Report**

**Entry Signs**

Mr. Lugar reported that he had met with FDOT and Brevard County Traffic Engineering on site to discuss the MIRA east entry sign. Mr. Lugar stated that it was his suggestion to have the entry sign placed behind the guardrail along S.R. 520 whereas there would not be a need for a breakaway sign. Mr. Lugar advised that MIRA's consulting engineers, DRMP, would be doing a concept plan on the entry sign location of the entry sign he would bring back the concept plan to the committee.

**MIRA Boundary Extension**

Mr. Lugar reported that Doug Robertson had been commissioned to do a Slum and Blight Study to extend the MIRA boundary from Merritt Avenue to Lucas Street on S.R. 3. Mr. Lugar commented that this would extend the CFIP program to cover the new extended area. Mr. Lugar advised that he is working with MIRA's engineers and landscape architect to provide a streetscape design for the area along S.R. 3.

**Merritt Avenue/Sykes Creek Berm**

Mr. Lugar reported that MIRA is still waiting for FPL to relocate the power pole. Mr. Lugar also advised that notification of the berm construction is being sent to St. John's Water Management District.

**MOTION MADE BY ALICE BUBECK, SECONDED BY MARCUS HERMAN TO ADJOURN. NEXT SCHEDULED MIRA BEAUTIFICATION COMMITTEE MEETING TO BE HELD ON THURSDAY, OCTOBER 20, 2005. MOTION PASSED UNANIMOUSLY.**

Meeting was adjourned at 4:20.