



MERRITT ISLAND REDEVELOPMENT AGENCY BOARD MEETING MINUTES

March 29, 2007

MEMBERS PRESENT

Ralph Perrone, Chair
Stan Allen
Roddy Kring
Marcus Herman
Steve Carberry
Sue Nisbet-Lawrence
Tanya Knappman

MEMBERS ABSENT

None

AGENCY STAFF

Greg Lugar, Executive Director
Liz Villafane, Special Projects Coordinator
Morris Richardson, Assistant County Attorney

COUNTY STAFF

Rick Enos, Planning and Zoning
Pat Sims, Land Development

GUESTS

V. Marino-Vitani, BCSO
Scott Nickle, Bussen-Mayer Engineering
Gary Beskalis, Midas Muffler
Sue Cody
Jennifer Zegel
Rebecca Adamus, Florida Today

CALL TO ORDER

Ralph Perrone called the meeting to order at 3:04 p.m. Staff called the roll; quorum was present.

Ralph Perrone introduced Officer Vinnie Marino-Vitani, who spoke on the homeless primarily in the MIRA district. Mr. Perrone passed around pictures; Officer Marino-Vitani expressed his views and stated that the homeless are not all bad; however, he is concerned for the Islands long-term outlook. Officer Marino-Vitani discussed utilizing the prisoners in the areas to clean up the garbage and clearing weeds and brush on select parcels to make it less desirable for the homeless to congregate. This action would first require the approval of the owners. The Agency thanked Officer Marino-Vitani and it was agreed that he would keep them informed of this matter.

APPROVAL OF MINUTES

Members reviewed the minutes of the February 22, 2007, regular meeting; being no corrections.

MOTION MADE BY SUE NISBET-LAWRENCE, SECONDED BY MARCUS HERMAN, TO APPROVE THE MINUTES OF THE FEBRUARY 22, 2007, MIRA BOARD MEETING. MOTION PASSED UNANIMOUSLY.

ITEMS FOR DISCUSSION

I. Consideration for Approval: Conditional Use Permit - Anthony G. LaCourt - Corner of Plumosa Drive and Fortenberry Road

Greg Lugar asked Mr. Anthony LaCourt to address the Board regarding his request. A proposed front elevation diagram was passed around as Mr. LaCourt discussed his plan to open a billiard and sports pub with business rental units; the pub would be 12,000 sq. ft. (6,000 sq. ft for pool hall) with 16 pool tables and 75 parking spaces. There may be a possibility that food (wings/pizzas) may be served with a full liquor bar. Mr. LaCourt is filing site plans and applying for a liquor license. Sue Nisbet-Lawrence inquired if there are any full liquor licenses south of 520 in Merritt Island and Mr. LaCourt stated the mall is the closest and it's just a bar with two pool tables which does not serve food.

Greg Lugar asked Mr. Rick Enos, Zoning Manager, on the CUP with respect to alcoholic beverages what criteria is utilized for consideration. Mr. Enos advised that proximity to schools and churches is considered.

Mr. Perrone has received several phone calls regarding this request and recommends tabling this item for 30-60 days to allow the Board the chance to review and make a vote at the next meeting. Attorney Richardson advised that he would research the issue prior to the next meeting.

Ms. Nisbet inquired if the neighborhood had been informed and thought that they may have concerns, seeing it's a busy intersection. Mr. LaCourt has taken this around to different businesses in the area but has not heard any responses. Mr. Carberry suggested Mr. LaCourt speak to some of the homeowners and also check with the Homeowners Association.

MOTION MADE BY RODDY KRING, SECONDED BY STEVE CARBERRY, TO TABLE THE ITEM UNTIL 30 DAYS TO PROVIDE ADDITIONAL TIME TO RESEARCH THE REQUEST. MOTION PASSED UNANIMOUSLY.

II. Consideration for Approval: Site Plan - Tech Vest, Imperial Street

Greg Lugar suggested tabling the item until the next meeting. Ms. Nisbet-Lawrence requested to put aside for now and if someone comes in we will discuss at the end.

III. Consideration for Approval: Site Plan - Wilkins Property LTD, 135 N. Grove Street

Greg Lugar introduced Mr. Scott Nickels from Bussen-Mayer who is present to discuss the site plan and landscaping plan for Dr. Wilkins. Mr. Nickels discussed the plans for the project and informed that most of the office building was being demolished except one wall and slab.

Mr. Lugar presented pictures (slides) of Dr. Wilkins current and future property and stated that Dr. Wilkins is demolishing part of the building to add a parking area with joint access. Mr. Nickels stated it will accomplish what MIRA is after, which is parking in the rear of the buildings.

Mr. Nickels discussed the landscape plan. Mr. Lugar asked about the oak tree in the back; Mr. Nickels does not believe it is an oak. Mr. Herman agreed that Dr. Wilkins should not cut down the tree.

MOTION MADE BY SUE NISBET-LAWRENCE, SECONDED BY STEVE CARBERRY, TO APPROVE DR. WILKINS SITE PLAN. MOTION PASSED UNANIMOUSLY.

IV. Consideration for Approval: Commercial Façade Grant Application - Gary Beskalis - Midas Muffler, 795 N. Courtenay Parkway

Greg Lugar presented Midas Mufflers Commercial Façade Grant Application. At the Beautification Committee meeting, Mr. Gary Beskalis had all the quotes except two (2) landscaping quotes. Mr. Lugar stated that Mr. Beskalis is going with Bonner Coating Systems, Inc. due to work conforming to standards established for Midas.

Mr. Beskalis stated that the original painting estimate has been revised due to the doors not being included. Mr. Herman advised it will not be applicable. Mr. Lugar agreed and recommended staying with the present tally sheet, since there is no competing quote on the doors.

Mr. Herman stated this is a good project and focused on landscaping and fence around the dumpster with plants surrounding it. Mr. Perrone is concerned with the landscaping quote not including what type of palms. Mr. Herman advised that the estimate was not submitted at time of the Beautification meeting. Mr. Beskalis was unsure of the name but when discussed with both landscapers they suggested the same palms.

MOTION MADE BY MARCUS HERMAN, SECONDED BY STEVE CARBERRY, TO APPROVE MR. BESKALIS, MIDAS MUFFLERS COMMERCIAL FAÇADE IMPROVEMENT PROGRAM GRANT. MOTION PASSED UNANIMOUSLY.

V. Discussion: MIRA Height - Rick Enos, Zoning Manager

Mr. Lugar introduced Rick Enos, Zoning Manger and stated that Mr. Enos will discuss what can and can not be built in the Redevelopment Agency with respect to height. Mr. Enos advised that the Board of County Commissioners asked staff to revisit the height regulations in the MIRA district. He provided background on how height regulations work within the County and exceptions that apply in various areas including MIRA.

The Agency would like to go back to being treated the same way in respect to height as in the unincorporated parts of the County such as Sebastian, Port St. John, etc. It was stated that because of the County's PUD regulations there may be possibilities that a high rise building be constructed. Mr. Enos stated the big difference is that PUD is a zoning classification, in order to get additional building height for a PUD you would have to go through the public hearing process. Roddy Kring had a property owner call him, who has property right next to the river and asked if they wanted to build something as high as Towne Realty would they have to go through public hearing process. Mr. Enos stated only if it is at least 7 acres (PUD requirement in MIRA).

Stan Allen inquired what the advantage would be by changing the regulations now. Mr. Enos stated that if you eliminated the MIRA exception it would eliminate additional building height on many parcels in the district. Others may still qualify under the PUD or under commercial classification under limited circumstances but it would eliminate a lot of other options. Attorney Richardson stated if the MIRA provision was deleted then the district would be treated exactly the same as the rest of the County.

Mr. Lugar stated that currently under the mix use, owners in Merritt Park Place could be permitted to go 5-6 stories high. Mr. Enos stated if you eliminated the MIRA provision owners can have additional building height only if it is not adjacent to residential. Small lots will limit additional heights in the area, but once you don't have the MIRA exception you have the 1.25 set back on site.

Sue Cody stated that she has property in the redevelopment area and would really like to see the rules of the old MIRA maintained to allow her the opportunity and flexibility to do something with her property.

Mr. Enos stated that once the Agency passes the motion to revert back to the unincorporated standards, he will schedule another meeting with the County Commission for the next month. Once the Board approves the direction it will take 3 months or longer. This process will not include a comprehensive plan amendment.

Attorney Richardson suggested eliminating paragraph B4 to accomplish the intention for MIRA to go back to the unincorporated standards. Mr. Perrone stated it will only change height and will not extend to anything else.

MOTION MADE BY MARCUS HERMAN, SECONDED BY SUE NISBET-LAWRENCE, TO RECOMMEND FOR THE MIRA AREA GOES BACK TO THE WAY THE UNINCORPORATED STANDARDS FOR HEIGHT FOR BOTH NEW AND OLD DISTRICT. MOTION PASSED UNANIMOUSLY.

VI. Beautification Committee Report: Commercial Façade Grant Program Update

Existing Grant Agreement Project - Presented slides of Island Grill; KLD Youth Foundation who has submitted paid invoices which is slightly less due to the paint and labor being donated; Ed Jaynes who has started his project since MIRA provided a time extension; and Junior League who has made no progress since previous months update.

New Prospective Applicants - Victoria's Restaurant - Marcus Herman stated that the Beautification Committee is researching this project and Susan Hall of the Beautification Committee has made recommendations.

Award(s) Nomination - Isles of Merritt Condo was nominated at the last meeting, however, it was thought that an award was previously given. Since then it was agreed that this wasn't a part of the MIRA area at the time, so therefore, an award could not be made. It was believed that the award may have come from Keep Brevard Beautiful for the same complex.

MOTION MADE BY MARCUS HERMAN, SECONDED BY SUE NISBET-LAWRENCE, TO NOMINATE ISLES OF MERRITT CONDO FOR A BEAUTIFICATION AWARD. MOTION PASSED UNANIMOUSLY.

Appointment of Beautification Committee Member - Denise Berg - Mr. Herman stated that Ms. Berg has been attending meetings for the last three (3) months and she is very interested in Merritt Island. Ms. Berg has good experience in sign issues and will be an asset to the Beautification Committee. Mr. Lugar stated she has provided a lot of input in the gateway signs that are being considered.

MOTION MADE BY MARCUS HERMAN, SECONDED BY SUE NISBET-LAWRENCE, TO NOMINATE DENISE BERG ON THE BEAUTIFICATION COMMITTEE. MOTION PASSED UNANIMOUSLY.

Mr. Herman discussed that the Merritt Island High School is currently working on a project to plant trees as a graduation project on the schools parking lot. It is not in the MIRA area but it is something the Beautification Committee would like to support. They suggested the arbor fund be utilized to help fund some of the costs of this worthy project.

Mr. Lugar confirmed with Attorney Terry Jones that the arbor fund would be eligible for funding the project. Mr. Perrone stated that he talked to Jennifer Zegel and discussed paying for the larger trees (oak trees) and allowing the parents to raise funds for the smaller trees and maybe some of the

shrubbery. Attorney Richardson stated he has no issue for the use of the arbor funds but you will not be able to use MIRA as a loan to the arbor fund.

Mr. Lugar suggested making a motion to redirect the use of the proceeds of the arbor fund minus the four (4) trees that have to be planted on Mr. Loretta's lot to the Merritt Island High School graduation project with the assistance of the Parks and Recreation Department for watering the trees after the planting.

MOTION MADE BY MARCUS HERMAN, SECONDED BY STEVE CARBERRY, TO DIRECT PARTIAL FUNDS OR ALL FUNDS TO THE 2007 GRADUATION PROJECT AT THE MERRITT ISLAND HIGH SCHOOL. MOTION PASSED UNANIMOUSLY.

Mr. Perrone stated he would like to research what can be done with MIRA funds to plant trees around the fields at Hensley Park. Mr. Lugar advised that MIRA paid for the fence at Hensley Park at the request of the MILA principal. The principal was concerned about the transients sleeping in the dugouts. Mr. Herman suggested visiting the topic at the Beautification Committee level first.

VII. MIRA Projects Status Report

Greg Lugar presented the Merritt Island Redevelopment Agency Project list. Mr. Lugar suggested a workshop for April 25, 2007 at 2 pm at MIRA to discuss the budget and capital projects before it goes to the Board of County Commissioners. The proposed meeting will include presentation of projects by the project engineers.

Mr. Lugar stated that Merritt Ave. and N. Tropical Trail sidewalk project has to wait until after sewer and road work is completed but that there has been an interest by the Commission Office that they intend to request the Road and Bridge Department construct sidewalks even further on N. Tropical Trail to match MIRA's project. Mr. Lugar stated that the S. Tropical Trail area sewer improvement cost estimate is over \$1 million because of the lift station that will have to be constructed on S. Tropical Trail. Mr. Lugar has broken the list up into approved capital projects that the Agency has approved.

Mr. Perrone updated the Board on the situation of the car dealerships parking on the grassed areas of SR 520 and advised that the car dealerships seem to be complying.

Mr. Herman suggested Mr. Selig and Mr. Watson receive a recognition award. Mr. Herman commented on the bus stop project being successful and how much nicer it looks; he would like to continue the project up S.R. 3 in the new MIRA District.

Mr. Herman brought up the idea of the sign at Hensley Park. He thought that the various users could benefit as well as the Merritt Park Place Owners Association. He advised that Merritt Park Place has had a problem paying their light bills and they might be able to use the sign to advertise for themselves and pay money into the Owner Association to help pay the light bills which will then keep MIRA from paying the bill.

Steve Carberry stated that there is laundry mat next to Checkers which has a wooden sign that has been there for the last 15-20 years that is in disrepair. Mr. Perrone stated wood signs are not permitted and if that sign was turned into Code Enforcement then most likely you would be able to have them go out and take a look at it.

Mr. Perrone brought up the topic of selecting a Vice Chairman.

MOTION MADE BY MARCUS HERMAN, SECONDED BY STEVE CARBERRY, TO SELECT SUE NISBET-LAWRENCE AS VICE CHAIRMAN. MOTION PASSED UNANIMOUSLY.

MOTION MADE BY STEVE CARBERRY, SECONDED BY RODDY KRING, TO TABLE THE SITE PLANS FOR TECH VEST UNTIL NEXT MEETING. MOTION PASSED UNANIMOUSLY.

ADJOURN

Ralph Perrone adjourned the meeting of the Merritt Island Redevelopment Agency Board of Directors at 5:30 p.m.