

MERRITT ISLAND REDEVELOPMENT AGENCY  
MINUTES OF March 4, 2004

Members Present: Duane Watson, Chairman  
Bert Francis, II  
Mike Selig  
Bob Barranco  
Ralph Perrone  
Dr. Rodney Kring

Members Absent: Sandee Natowich, Vice Chairman

Agency Staff: Doug Robertson, MIRA Consultant  
Tina Anderson, MIRA Executive Secretary

County Staff: Barbara Aman, Assistant County Attorney

Guest: Commissioner Ron Pritchard, District II  
Joe Mayer, President, Bussen-Mayer Engineering Group, Inc.  
Ron Jones, Director Brevard County Regional Stormwater Utility  
Scott Nichols, Bussen-Mayer Engineering Group, Inc.  
William Grillo  
Robin Sobrino, Brevard County Planning & Zoning  
Rochelle Lawendales, Land Planner  
Kenny Buback, Representative of Fraternal Order of the Eagles  
Beth Kring

**NEXT REGULAR MEETING SCHEDULED FOR MARCH 25, 2004, 3:00 P.M. MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.**

Chairman Watson called the meeting to order at 2:00 P.M. All were present except those indicated above.

The minutes of the January 22, 2004 MIRA Board Meeting was reviewed and several corrections were made.

**MOTION MADE BY BOB BARRANCO, SECONDED BY DR. RODNEY KRING, APPROVING THE MINUTES OF THE JANUARY 22, 2004 MIRA BOARD MEETING, AS CORRECTED. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM NO. 1 – DISCUSSION REGARDING MIRA BOUNDARY EXPANSION, BUS BENCHES AND WATERWAY PARK PALM TREE TRIMMING.**

Mr. Robertson advised that Commissioner Pritchard expressed a desire to attend the MIRA Board meeting to discuss a potential boundary expansion north along S. R. 3, and to brief MIRA on the status of the bus benches and palm tree trimming at Waterway Park. Commissioner Pritchard commented that the MIRA boundary expansion would allow MIRA to participate in beautification projects such as landscaping and façade improvements. Commissioner Pritchard

advised that the FDOT has plans to expand Courtenay Parkway to six lanes from the high school to S.R. 528. Commissioner Pritchard commented that the construction of the additional lanes is years down the road, in the meantime he opined that the corridor could use some sprucing up. Commissioner Pritchard suggested a little façade improvement and landscaping especially on some of the medians where there is grass planted.

Commissioner Pritchard commented that the first problem is with MIRA not being able to spend money outside the MIRA boundary. The second problem is that if the MIRA boundary were expanded, Commissioner Pritchard would not like to see that portion of the tax that would be increased, taken from the tax roll and placed into the MIRA budget. Commissioner Pritchard advised that all are aware that Brevard County is in the situation, where the County needs to generate revenue streams, and needs to generate programs and soul search so that the county can do what they are doing better and not to raise taxes. Brevard County is coming to a very critical point where decisions have to be made and one of the decisions may be to disband the redevelopment agencies. Commissioner Pritchard opined that he would not like to see that happen. Commissioner Pritchard opined that there is a lot of good behind redevelopment agencies as these agencies provide incentives for people to move into an area, such as Merritt Park Place and do something that is very proactive.

Commissioner Pritchard stated that it was his suggestion that in order to enhance the corridor the Commissioner would like to find a way to expand the MIRA boundary. Commissioner Pritchard suggested that if MIRA was agreeable to expanding the boundary using the same criteria that MIRA presently has using a \$5,000 matching grant or programs that are acceptable without impacting ad valorem taxes, then that would be a way to improve the Courtenay corridor and to make it a nicer entry way to Merritt Island's Redevelopment Agency area. Commissioner Pritchard commented that if MIRA decided that this is something they would not like to tackle at this time that would be fine. Mr. Selig inquired that if MIRA is making the improvements with MIRA dollars and MIRA is helping to create the increase in tax and spending that tax within the district why is it a problem to use the tax increment to beautify the district within the expanded area. Mr. Watson suggested that MIRA do a cost analysis to assess all of the projects that MIRA has planned and go from there. Mr. Francis inquired as to the amount of increment that MIRA can receive. Mr. Robertson commented that he had discussed the situation with the County Attorney, Scott Knox, who felt that MIRA could enter into an inter-local agreement with Brevard County that would let the County keep the increment or a portion of the increment. Mr. Robertson advised that to expand the boundary there would have to be a blight study, which is a fairly significant report. Mr. Robertson stated that to get to that point there would be necessary resolutions, boundary surveys and commission approvals.

Commissioner Pritchard discussed the status of the bus benches. Commissioner Pritchard expressed that there has been a huge improvement in the bus bench situation. Commissioner Pritchard indicated that there is a potential for a covered bus bench with wind and weather protection that would be available to MIRA at no cost. They are available from SCAT through a grant that will pay for the structures. Mr. Robertson explained that Brevard County has entered into a contract that would enable MIRA to receive these benches with only the cost of maintaining the benches. Commissioner Pritchard commented that these benches would be very similar to the ones that are presently in Cocoa, excluding the advertising. Commissioner Pritchard stressed that there would be a need to install the benches safely in a proper location as not to jog sidewalks.

Mr. Robertson discussed the palm tree trimming at Waterway Park. As background MIRA received approval from FDOT, Brevard County Traffic Engineering, and scheduled a sheriff

deputy to assist with traffic for lane closure on S.R. 520 at the Hubert Humphrey Bridge for tree trimming on February 15 2004. The work entailed 132 Washingtonian and cabbage palm trees to be trimmed from the east end of the Humphrey Bridge through the park and the trees that are north and south of the bridge. The work was cancelled at the last minute when the contractor became unavailable. Mr. Robertson advised that a new contractor that is highly regarded by Brevard County has agreed to do the palm tree trimming and the work has been rescheduled for March 21,2004. Mr. Robertson stated that the new contractor's fee is a small amount higher than the previous contractor. Commissioner Prichard suggested that the oak tree that is blocking the obelisk be trimmed so that visitors can see the Merritt Island sign.

Commissioner Pritchard advised that close to \$4,000.00 has been raised for the new Welcome to Merritt Island signs "Where Dreams are Launched". Brevard County is working with FDOT on placement of the new signs, as FDOT has issues concerning the signs being placed on the right of way in an unincorporated area. Brevard County is working to place the signs, as close to the off ramps as possible and if the cost can be reduced the signs will go down as far south as the Pineda area. Commissioner Pritchard commented that the County sign's would not be as elaborate as the MIRA's new signs that will be installed on S.R. 520.

**AGENDA ITEM NO. 2: DISCUSSION/APPROVAL RE: CHANGE ZONING FROM BU-1-A-TO BU-1**

Chairman Watson introduced Scott Nichols, Bussen-Mayer Engineering Group, Inc. Mr. Nichols was there to present a rezoning request at the southeast corner of Grove Street and Merritt Avenue in Merritt Park Place.

As background, Susan Kopko and William Grillo, owners would like to change the zoning on their properties located at the southwest corner of Merritt Avenue and Grove Street within Merritt Park Place. The current property is zoned BU-1A and the applicants would like to rezone to BU1 and have submitted an application. The building is proposed for an ice cream shop and deck on the subject property, which will require a drive through. The required front yard set back within the BU-1-A zoning district is 50 feet, while the front yard set back in the BU-1 district is 25 feet. In order to accommodate BU-1A zoning at this location the Brevard County future land use map must also be changed from neighborhood commercial use to community commercial use.

Mr. Nichols reviewed the site plans with the MIRA board. Mr. Nichols indicated that the first site plan illustrates what the BU1 rezoning requirements are in terms of building setbacks. Mr. Nichols commented that the small parcel has a 100' depth and 125' width. The proposed building fronts on Merritt Avenue. Mr. Nichols commented that after incorporating the setback for BU1-A zoning there is only 25' depth left. Mr. Nichols advised that the parking in the Brevard County land development code requires that parking be located on the side or rear of the principal structure within the redevelopment area and the setback prevents parking to the rear. Mr. Nichols commented that none of the BU1-A lots along Merritt Avenue meet the 50' setback. Mr. Robertson indicated that most of the property along Merritt Avenue and the south side of Merritt Avenue are zoned BUI-A.

Mr. Robertson advised that the way the setbacks are now, the lots are not conforming. Mr. Robertson commented that the reason why the lots were excluded from the BU1 zoning could have been because of the proximity to the school across the street. Mr. Robertson opined that MIRA was creating an undevelopable lot under the current zoning. Mr. Francis inquired that if Merritt Avenue was widened how would the retention be handled? Mr. Nichols explained if Merritt Avenue was widened, MIRA could be put in the position of purchasing the property by

virtue of rendering it undeveloped. Mr. Nichols advised that most of the other lots encroach within the 50' setback. Mr. Robertson stated that the owners could have asked for a variance for the front setback, but that would not have allowed them to get the drive thru.

Mr. Robertson stated that the Planning & Zoning Meeting is scheduled on April 12, 2004 to discuss the zoning issue. Mr. Selig inquired as to whether there would be room for a drive thru. Scott Nichols advised that there is enough room for a drive thru but there is not enough for parking behind the building. Mr. Watson commented that a drive thru is not allowed in BU1A. Mr. Selig inquired if receiving a variance would be of assistance. Ms. Sobrino stated that in a neighborhood commercial land use designation you cannot have drive thru, the idea being that the neighborhood commercial use is of a small intimate scale to serve the neighborhood and when adding a drive thru it becomes more for the general community.

Mr. Nichols discussed the concern of the comparison to a Dairy Queen, which is a franchise. Mr. Nichols opined that this ice cream shop would be more of a neighborhood type restaurant. Mr. Watson indicated that the property would be useless without the zoning change. Mr. Watson stated if the property were redeveloped the property would become useless. Ms. Sobrino commented that the outside seating ordinance at this time prohibits the outdoor seating at the front or rear. Ms. Sobrino stated that the present canopy ordinance requires that twenty-five percent of the site area be designated for tree canopy.

**MOTION MADE BY DR. RODNEY KRING, SECONDED BY DUANE WATSON, FOR APPROVAL OF REZONING FROM BU1-A TO BU1 FOR THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MERRITT AVENUE AND GROVE STREET WITHIN MERRITT PARK PLACE. MOTION PASSED 4 TO 2 BOB BARRANCO AND BERT FRANCIS, II, VOTING AGAINST.**

**AGENDA ITEM NO. 3: – DISCUSSION RE: PROPOSED CONDITIONAL USE PERMIT APPLICATION FOR FRATERNAL ORDER OF THE EAGLES HIBISCUS AVENUE, MERRITT PARK PLACE**

Mr. Robertson introduced Rochelle Lawendales, Land Planner, representing The Fraternal Order of the Eagles.

As Background, Mr. Robertson mentioned that The Fraternal Order of the Eagles are in the process of applying for a conditional use permit "CUP" for the on premise consumption of beer and wine at 340 Hibiscus Avenue. It is the intention of the eagles to construct a new building at this location to accommodate an eagle's lodge. The property is slightly more than one-half acre in size and is adjacent to a duplex to the west and a childcare center to the east. Private clubs and lodges are a permitted use in the BU-1 zoning district. Beer and wine on premise consumption however require a conditional use permit, which will be reviewed by the MIRA Board, the County Planning and Zoning Board and the Board of County Commissioners. The Eagles have not yet submitted a CUP zoning application. At this time Mr. Buback, also with the Eagles, would like the MIRA Boards' input regarding the proposed use of beer and a wine consumption on premise.

Ms. Lawendales informed the MIRA board that the applicant has not yet made an application for this conditional use permit but asked that this request be brought before the MIRA board to discuss their plans. Ms. Lawendales explained that she was meeting with the MIRA Board to receive feedback for conditions or thoughts that the board might have regarding a CUP request for her client's site in Merritt Park Place. Mrs. Lawendale commented that what she might learn at the meeting would not predispose the Board to anything, if she should come back with a formal application. Ms. Lawendales gave a brief history on the Fraternal Order of the Eagles. Ms.

Lawendales advised that the Eagles own the property on Hibiscus Avenue. They would like to tear down the building and replace it with a nicer structure in keeping with the character and architecture of Merritt Park Place. Ms. Lawendales commented that the Eagles are requesting to have alcohol on site, for which they would need a Conditional Use Permit, otherwise the zoning is right for the lodge.

Mr. Selig expressed his concern regarding available parking in the area. Ms. Lawendales indicated that the Eagles would be building an 1800 square foot building, and that adequate parking would be available. Ms. Lawendales introduced Kenny Buback a representative of the Fraternal Order of the Eagles. Mr. Barranco expressed his concern that a childcare center is situated next to the property and inquired if there were any restrictions regarding having alcohol and a childcare so close together. Ms. Sobrino stated the only restrictions would be if there is a school next to a property. Mr. Selig inquired as to the oak tree on the property and if there was plans to remove the tree. Ms. Lawendales did not believe that any trees would be removed. Mr. Perrone commented that he owns property near the Eagles site and that he did not have any concerns with the proposed CUP. Dr. Kring indicated that a dental lab across the street does not have any problem with the proposed CUP. Dr. Kring inquired as whether food would be served at the lodge. Mr. Buback advised that hot lunches would be served during the day. Ms. Lawendales indicated that provisions for off-site parking were possible. Mr. Perrone suggested that if the Eagles purchased the property across from the site it would have the possibility of being made into a community parking lot. Mr. Selig recommended talking to the daycare before any final decisions be made. Mr. Robertson suggested that the Eagles look into additional parking across from the property. Ms. Lawendales advised that she would be looking into the parking and into the daycare issues.

**AGENDA ITEM 4: DISCUSSION RE: PRESENTATION OF REGIONAL STORM WATER FACILITIES STUDY**

As background, Bussen-Mayer Engineering Group, Inc. has been retained to conduct a feasibility study as to where regional storm water facilities can be located within the Redevelopment Area. The purpose would be to both treat historical storm water runoff and to provide an incentive for redevelopment projects.

Chairman Watson introduced Ron Jones, Director Brevard County Regional Stormwater Utility. Mr. Jones advised that the Regional Stormwater Utility has initiated analysis of potential regional stormwater sites that have been identified as potential joint projects with the Brevard County Regional Stormwater Utility and MIRA. Mr. Jones introduced Joe Mayer, President, Bussen-Mayer Engineering Group, Inc. Mr. Mayer advised the preliminary report looked at specific areas. Mr. Mayer stated from a stormwater utility and a redevelopment basis that the Area 1A site has the most potential. Mr. Mayer stated that the most potential scenario is some combination of stormwater utility and redevelopment project to occur or it could be a stormwater site or a straight redevelopment site.

Mr. Watson stated that one of the goals should be getting rid of the blight so if a retention area is created opportunities will be available for a developer to come in. Mr. Mayer stated it was his opinion that the only other site with great redevelopment potential is Area 2. Mr. Mayer opined that property owners should be contacted to assess their interest in selling. Mr. Selig stated that a regional stormwater project would be a very visible project that would get people to recognize what MIRA does in the community. Mr. Mayer advised that the site would make a great retention area for redevelopment for any or all of the parcels. Mr. Mayer suggested that if the retention sites were not done now the opportunity would be lost. Mr. Mayer suggested that the

project would be highly successful if it is joint effort with Brevard County and MIRA. Mr. Jones advised that if MIRA and Brevard County were to work together there would be a higher chance that Brevard County would approve Regional Stormwater Utility's request and would work with water management district in advance. Mr. Mayer opined that MIRA is the best group to work with property owners. Mr. Jones advised that he would be willing to participate in any discussions with the property owners. Mr. Jones opined that the MIRA Board needs to decide whether they will go before the County commission to ask for the ability to acquire property. Mr. Jones stated that he would get with Scott Knox, the County Attorney and the Brevard County Land Acquisition to give some consideration to MIRA and he would have an informal discussion of these issues with the commissioners. Mr. Watson inquired as to when MIRA will be bringing this issue back on the agenda. Mr. Robertson advised that the Regional Stormwater Facilities Study would be on the next MIRA Board agenda.

**AGENDA ITEM 5: DISCUSSION / APPROVAL RE: SERVICES PROPOSAL FROM THE BUSSEN-MAYER ENGINEERING GROUP, INC. TO EXPAND THE SCOPE OF SERVICES FOR THE MERRITT AVENUE IMPROVEMENTS ASSESSMENT**

As background, Mr. Robertson indicated that the study extending sewer along Merritt Avenue revealed that the sewer installation would require more extensive road excavation than was previously thought. It was recommended that a more extensive study might be required to include potential road widening, sidewalks, drainage improvement and sanitary sewer system improvements for Merritt Avenue and to extend the Merritt Avenue study area from Parnell Street east to S. R. 3. The original expense has increased to \$27,000.00, which includes the original fee of \$12,300.00 to perform the sewer lateral extension services.

Mr. Mayer advised that the extent of the improvement to Merritt Avenue was so extreme that it was necessary to look at the bigger picture, potential road widening, sidewalks, curbs, stormwater issues and landscaping. Mr. Mayer indicated that instead of going from Tropical Trail to Parnell the scope is now going from Tropical Trail to S.R 3. Mr. Robertson advised that a request was made to Bussen-Mayer Engineering to provide MIRA with a scope of services to consider the changes. Mr. Watson inquired as to the total cost of the Merritt Avenue Improvement. Mr. Mayer explained that there is not a total figure as of yet, as Bussen-Mayer Engineering Group, Inc. is expanding their scope and does not know how much work will be involved. Mr. Mayer advised that the sewer project by itself does not work.

Mr. Robertson indicated that Harriett Raymond with Brevard County Transportation Engineering is now handling the contract with Bussen-Mayer Engineering Group, Inc. and that MIRA will piggyback on that contract. Chairman Watson inquired as to the amount in the capital improvement funds to do projects. Mr. Robertson commented that the capital improvements budget is approximately \$800,000. Mr. Watson inquired that if the Board would be doing other projects, would there be enough in the fund for South Tropical improvements and the retention areas. Mr. Robertson informed the Board that the MIRA Board needs to see what projects are feasible and to start allocating funds. Mr. Watson expressed that he would like to have a monthly revenue report for the MIRA board to review.

Mr. Mayer stated that Bussen-Mayer is presently working on the previously authorized North Tropical Trail study. Mr. Selig stated that the completion of the work on North Tropical Trail is what is needed to finish Merritt Park Place. Mr. Watson suggested that it would be necessary to have the projects completed and then look at the Courtenay project. Mr. Francis inquired as to whether a soil study is being done. Mr. Mayer indicated that before the projects begin there would be soil study done. Mr. Selig inquired as to the possibility of bringing reuse water across

the river. Mr. Robertson advised that bringing reuse water across the river from Cocoa would not be cost effective.

**MOTION MADE BY BERT FRANCIS, II, SECONDED BY DR. RODNEY KRING TO RECOMMEND THAT BUSSEN-MAYER ENGINEERING GROUP, INC. EXPAND THEIR SCOPE OF SERVICES FOR THE MERRITT AVENUE IMPROVEMENT ASSESSMENT FOR \$27,000.00. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM NO. 6 – DISCUSSION/APPROVAL RE: BUSSEN-MAYER ENGINEERING GROUP, INC. PROPOSAL TO PROVIDE CONCEPT DEVELOPMENT PLANS FOR OLDER STRIP CENTERS ON S.R. 520.**

As background, Mr. Robertson indicated that, at the January MIRA meeting the MIRA Board recommended that Bussen-Mayer Engineering Group, Inc. be retained to provide concept site development plans to assist in identifying what future projects could be accommodated on those sites currently occupied by older strip developments along S. R. 520 at a cost of \$600.00-\$800.00 per concept plan. The purpose would be to further determine the viability and potential of selected redevelopment project sites.

Mr. Robertson advised that the MIRA Board would need to give Bussen-Mayer Engineering Group, Inc. direction as to which areas would require a concept plan. Mr. Mayer advised that the layouts would be a little more involved including parking codes and set backs. Mr. Selig suggested providing the service to a redeveloper who would be interested in seeing what the possibilities would show. Mr. Robertson informed the MIRA Board that an artist has been chosen to do renderings.

**MOTION MADE BY MIKE SELIG, SECONDED BY BERT FRANCIS, II TO RECOMMEND THAT BUSSEN-MAYER ENGINEERING GROUP, INC. PROVIDE CONCEPT DEVELOPMENT PLANS FOR OLDER STRIP CENTERS LOCATED ON S. R. 520 ON A CASE-BY-CASE PROJECT. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM NO. 7 – DISCUSSION RE: SUNSHINE LAW**

Barbara Aman, Assistant County Attorney, discussed a memo that she sent to the MIRA Board on November 13, 2003, concerning the Sunshine Law. Ms. Aman noted that the MIRA Board was very well versed on the Sunshine Law. Ms. Aman went on to comment that the MIRA Board notices their meetings, hold meetings in public and takes notes of meetings. On page two of the memo, Ms. Aman discussed the voting conflict of interest. If a board member has a conflict and does not plan to participate in the discussion or plans to influence the vote, the member abstains from voting and files an 8b form from the Ethics Commission. Mr. Selig commented that a redevelopment agency is the only agency where a member has to vote and has to declare. Ms. Aman pointed out that all Board Members are by ordinance statute appointed to the board. Ms. Aman discussed the statute concerning serving on a board where there are regular conflicts because the state statute says that a board member has to be a certain type of person to serve on the board, they recognize that a member will have continuing conflict and the state makes an exemption. Mr. Robertson commented on his concern of real estate professionals on the MIRA Board and gave a scenario, where a project in the redevelopment area would have one of the board members representing the property owner in a real estate transaction and would be voting on that particular item. Ms. Aman explained the assignment of the members to the agency, have to be persons engaged in businesses in the area and or who reside in the area. It is contemplated under both the statute and the ordinance that there will be an affiliation with the area. Ms. Aman

continued to explain that when that is contemplated there is an exception for the board members. She explained that this is an open public meeting, it is noticed and anyone is invited to attend. Anyone who comes to the meetings can know the facts or request the minutes. All the discussions that take place concerning the redevelopment agency are made public.

**AGENDA ITEM NO. 8 – DISCUSSION/APPROVAL RE: ROBERTSON & ASSOCIATES CONSULTING CONTRACT**

Mr. Robertson gave a background on the Robertson & Associates consulting contract that has been in effect for seven years and commented that either party with proper notice can cancel the contract.

**MOTION MADE BY DR. RODNEY KRING, SECONDED BY MIKE SELIG TO APPROVE THE AMENDMENT OF AGREEMENT FOR ROBERTSON & ASSOCIATES CONSULTING CONTRACT. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM NO. 9 – BEAUTIFICATION COMMITTEE REPORT**

Mrs. Anderson discussed the two businesses that were awarded the Beautification Nomination Award, The Community Bank of the South and El Tucan Restaurant. Mrs. Anderson commented that the award ceremonies went well. Mrs. Anderson advised that notices of the nominations along with photographs have been submitted to the Florida Today, Merritt Island edition for publication. Mrs. Anderson informed the MIRA Board that the Beautification Committee would like to purchase a new banner to be on display at the Beautification Award ceremonies. Mrs. Anderson advised the board that the Beautification Committee is purchasing MIRA logo polo shirts to wear to Beautification Committee functions and that the shirts would be available for purchase by any MIRA Board member if desired. Mr. Perrone observed that trash pick up in Merritt Park Place is on Monday morning, however, the residents place their trash out on Friday night for pick up which is causing a trash problem. Mr. Watson suggested contacting Western Waste to discuss a solution to the trash problem.

Mr. Robertson requested that the board consider hiring of Lindemann Tree Service, Inc. to trim the Washingtonian and Cabbage Palm Trees at Waterway Park for a cost of \$2,640.00.

**MOTION MADE BY BERT FRANCIS, II, SECONDED BY RALPH PERRONE TO APPROVE HAVING TREE TRIMMING AT WATERWAY PARK CONTRACTED TO THE LINDEMANN TREE SERVICE, INC. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM NO. 10 – STAFF REPORT**

- **Tropical Trail Corridor Study**  
Mr. Robertson advised the MIRA Board that the corridor study is presently underway.
- **Sewer Extension South of S.R. 520**  
Mr. Robertson is meeting with Dick Martens, Brevard County Water Resources Department, to see what is needed for Bussen-Mayer Engineering Group, Inc. to do a final plan with either Brevard County paying or sharing in the cost with MIRA.
- **MIRA district zoning review**  
Mr. Robertson informed the Board that the MIRA district zoning review would be on the next agenda.
- **Entry sign**

- Mr. Robertson discussed the need to meet with Jack West, FDOT to go over the necessary rules in placing the entry signs.
- **Parking in Merritt Park Place**  
Mr. Robertson discussed doing a parking study to focus on locations to acquire parking and doing a concept design to give property owners ideas for parking behind their buildings.

**AGENDA ITEM NO. 11 – OTHER BUSINESS**

None

**MOTION MADE BY BERT FRANCIS II, SECONDED BY DR. RODNEY KRING TO ADJOURN.  
MOTION PASSED UNANIMOUSLY.**

**MEETING ADJORNED AT 4:30**