

**MERRITT ISLAND REDEVELOPMENT AGENCY  
MINUTES OF April 29, 2004**

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

Members Absent: None

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

County Staff: Terri Jones, Assistant County Attorney

Guest: David Headley, Brevard County Transportation & Engineering  
Cynthia Powell, Merritt Park Place Group  
John Rawson, Interplan LLC  
Robin Sobrino, Brevard County Planning & Zoning  
Scott Nickle, Bussen-Mayer Engineering Group, Inc.  
Michael Blasky

**NEXT REGULAR MEETING SCHEDULED FOR MAY 27, 2004, 2:00 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 March 25, 2004 MIRA Board Meeting was reviewed and corrections were made.

**MOTION MADE BY SANDEE NATOWICH, SECONDED BY BOB BARRANCO, APPROVING THE MINUTES OF THE MARCH 25, 2004 MIRA BOARD MEETING, AS CORRECTED. MOTION PASSED UNANIMOUSLY.**

Mike Selig joined the MIRA Board Meeting at 2:15 p.m.

**AGENDA ITEM NO. 1 – REVIEW OF THE SITE PLAN PROPOSED FOR THE VACANT PROPERTY LOCATED AT THE INTERSECTION OF TANGERINE AVENUE AND GROVE STREET**

Ralph Perrone filed a Conflict of Interest form for this item. Scott Nickle of Bussen-Mayer Engineering Group, Inc presented the site plan for a proposed two-story office complex at the corner of Tangerine Avenue and Grove Street in Merritt Park Place, for

Perrone Properties. Mr. Nickle commented that the building would be a two-story structure with a total of 3200 square feet. Mr. Nickle indicated that the building is similar to the Tradewinds Building located at McLeod Street and Merritt Avenue, with the same architectural style along with sidewalks, retention area and landscaping. Mrs. Natowich inquired if there were any building renderings. Mr. Nickle advised they are not at that stage in the process. Mr. Watson suggested that the landscaping plan be submitted when the final site plan is presented. Mr. Nickle commented that three parking spaces would be removed and four parking spaces would be constructed, which would give a net of one additional parking space. Mr. Robertson inquired if the paver crosswalks at the intersection would be affected. Mr. Nickle advised that the crosswalks would not be affected. Mr. Watson opined that he would like to see the building plans and landscaping at the next site plan presentation. Mr. Nickle indicated that a request could be made for curbside pickup with Waste Management instead of using a dumpster, making more parking available.

**MOTION MADE BY BERT FRANCIS II, SECONDED BY RODNEY KRING, TO APPROVE THE SITE PLAN PROPOSED FOR THE TWO-STORY OFFICE BUILDING LOCATED AT THE INTERSECTION OF TANGERINE AVENUE AND GROVE STREET IN MERRITT PARK PLACE. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM NO. 2 - DISCUSSION REVIEW OF THE SITE PLAN PROPOSED FOR AMSOUTH BANK TO BE LOCATED ON SR-520**

Duane Watson filed a Conflict of Interest form for this item. As background, Mr. Robertson commented that John Rawson of Interplan LLC, an architect firm, was appearing before the MIRA Board to present a site plan for a new 3820 square foot AmSouth Bank building to be located on the north side of SR 520 and west of Plumosa. Mr. Robertson advised that this was the old site of the Wachovia Bank building.

Mr. Rawson presented the site plan for the proposed demo of the former Wachovia Bank located 324-326 Merritt Island Causeway. Mr. Rawson advised that the present building will be demolished and AmSouth Bank will build a new 3820 square foot one-story bank building, with 5 drive-thru lanes. Mr. Rawson showed and detailed the landscape rendering for the proposed building to the MIRA Board. Mr. Francis inquired as to the entrance and exits for the building. Mr. Rawson commented that the front entrance on Merritt Island Causeway is a right turn only. Mrs. Natowich discussed the option of using a metal roof on the building. Mr. Francis inquired as to the location of the bank signs. Mr. Rawson advised that there would be a 72 square foot, 20-foot tall freestanding sign to be located at the front exit to the bank. Mr. Francis stated it was his suggestion that the sign should be near the entrance location. Mr. Francis opined his concern that after the opening of the bank all the traffic would not be coming off S.R. 520, but would be coming from the back alley, which could present a problem.

**MOTION MADE BY RALPH PERRONE, SECONDED BY SANDEE NATOWICH, TO APPROVE THE SITE PLAN PROPOSED FOR THE AMSOUTH BANK BUILDING TO BE LOCATED ON THE NORTHSIDE OF SR 520 WITH THE FOLLOWING SUGGESTIONS: 1) A METAL ROOF, PREFERABLY COPPER OR TAN IN COLOR; 2) THE FREE STANDING PYLON SIGN SHOULD**

**BE AT THE EAST END OF SITE ALONG SR 520; 3) THE EAST ACCESS FROM THE REAR ALLEY SHOULD BE AN EXIT AND ENTRANCE; 4) CONCERN EXPRESSED WITH THE LACK OF DRIVE-THRU STACKING. MOTION PASSED UNANIMOUSLY.**

**AGENDA ITEM NO. 3: – POTENTIAL LAND ACQUISITION WITHIN THE REDEVELOPMENT AREA**

As background, Mr. Robertson commented on the presentation that was given by Bussen-Mayer on potential sites that might be feasible from an engineering standpoint, for a regional stormwater retention facility. Mr. Robertson discussed the recommendation of Bussen-Mayer Engineering Group, Inc. and Ron Jones, Director of Brevard County Regional Stormwater that MIRA prioritize the site that is located north of SR 520 and east of N. Tropical Trail as the most feasible for both redevelopment and stormwater treatment.

Mr. Robertson advised that he met with five of the six property owners that might be affected by the potential stormwater retention site. Mr. Robertson indicated that the property owners expressed a willingness to consider selling their property. Mr. Robertson commented that the next step would be to go to the Brevard County Commission and get the Commissioner's okay to proceed. Mr. Robertson suggested before going to the Board of County Commissioners that MIRA discuss how expenses could be hared with Brevard County Regional Stormwater Department and calculate how much of the total cost of the retention facility would be utilized for stormwater treatment and how much for new development treatment. Mr. Watson suggested that at the next Board meeting to have drawings showing where the project is at this time, reflecting the present ownership and future drawings and then be prepared to move at that time.

**AGENDA ITEM 4: MAXIMUM BUILDING HEIGHTS ALLOWED WITHIN THE REDEVELOPMENT AREA**

As background, Mr. Robertson commented that at the last MIRA Board meeting there was a concern to the height restrictions in the redevelopment area. Robin Sobrino, Brevard County Zoning & Permitting distributed a memo concerning the building height regulations and discussed the Brevard County building ordinance and the building height allowances in the MIRA area. Ms. Sobrino advised that regulations for the MIRA area are intended to encourage compact development since large land assemblages may prove to be more of a challenging. Mrs. Sobrino commented that The MIRA area is recognized as an urban area, serving as a downtown for Merritt Island. Ms. Sobrino noted that the two primary commercial zoning classifications within the MIRA area are BU-1 and BU-2. Ms. Sobrino indicated that without having specific sites in mind it is hard to advise how high a building can be built, as there are so many variables to take in to account. Mr. Watson discussed the area from Sykes Creek to Plumosa being about 600 feet of depth for commercial zoning. Mr. Watson opined that within that area a high rise could be built. It was the consensus of the Board that no action regarding building height regulation was necessary at this time.

**AGENDA ITEM 5: MIRA PAYMENT OF FPL LIGHTING BILLS FOR GROVE AND MCLEOD STREETS**

As background, Mr. Robertson discussed the period lighting located in the medians of Grove and McLeod Streets in Merritt Park Place. Mr. Robertson commented that MIRA originally placed gas lighting into the medians until the gas rates went too high and was no longer cost efficient. Mr. Robertson advised that MIRA entered into a contract with the Merritt Park Place Group for MIRA to pay for the cost to convert the median lights from gas to electric and the Merritt Park Place Group would then take over the cost of paying the electric bill. Mr. Robertson advised that he was asked to place the item of the lighting bills on the agenda. Mr. Robertson introduced Cynthia Powell of Merritt Park Place Group. Mrs. Powell gave a brief history on the Merritt Park Place Group commenting that the MPPG has approximately 100 businesses in Merritt Park Place with 29 members in the group. Mrs. Powell advised that at this time the membership is dwindling with revenue coming from membership annual dues being \$60 a year per member. Ms. Powell commented that MPPG recently spend \$1,100 to get the lights repaired and back in working order. Ms. Powell indicated that since MPPG started paying the light bills the cost has almost doubled. Mrs. Powell advised that the MPPG can no longer afford to pay the light bills and are requesting that MIRA take over the light bills for MPPG.

Mr. Robertson advised that MIRA has a policy not to take on recurring cost. Mr. Robertson commented that the option being if MPPG drops their charter, then MIRA would have to shut off the lights. Mrs. Powell stated that if the lights were to be shut off there would be a security problem. Mr. Robertson suggested that MPPG approach Brevard County to have regular streetlights installed. Mr. Robertson suggested that the MPPG research the possibility of establishing an MSBU to pay for the lighting. Mr. Robertson agreed to assist MPPG understand the process.

**MOTION MADE BY SANDEE NATOWICH, SECONDED BY MIKE SELIG, TO NOT PAY THE FPL LIGHTING BILLS AT GROVE AND MCLEOD STREETS FOR MERRITT PARK PLACE GROUP, IT IS NOT THE AGENCY OBLIGATION TO PERPETUATE ONGOING UPKEEP ON PROJECTS ONCE SIGNED OFF. MOTION PASSED SIX TO ONE, DR. RODNEY KRING VOTING AGAINST.**

**AGENDA ITEM 6: BEAUTIFICATION COMMITTEE REPORT**

Mrs. Natowich discussed the successful workday at Mila Elementary. Mrs. Natowich commented that the gardens at Mila Elementary are flourishing with butterflies and birds. Mrs. Natowich discussed the two CFIP projects that are now complete, Quattrocchi Real Estate and Tropical Real Estate/Subway Restaurant, and that appointments would be made to present both with façade awards. Mrs. Natowich opined that she has a deep objection to the banner that Subway has put up on their new façade. Mrs. Natowich advised the MIRA Board that the Beautification Committee nominated Ralph Perrone's office building at 110 N. Tropical Trail for a beautification award. Mrs. Natowich advised that there are now four signs to place for beautification nomination. Mrs.

Natowich commented that the Beautification Committee discussed that they would prefer not to allow self-nomination for Beautification Awards.

Mrs. Natowich commented that the Beautification Committee had a change in the CFIP application in paragraph 6 and to add “when applicable” to ‘A Brevard County building inspector when applicable must review the specified improvements to the property prior to MIRA RDA funds being released.’

**MOTION MADE BY RALPH PERRONE SECONDED BY BERT FRANCIS II, TO CHANGE PARAGRAPH #6 TO ADD “WHEN APPLICABLE” TO THE CFIP APPLICATION. MOTION PASSED UNANIMOUSLY.**

Mrs. Natowich discussed the option of using decorative safety barrels as a barrier at Sykes Creek and Merritt Avenue. Mrs. Natowich commented that Dr. Venzara has agreed to allow MIRA to place another watering station from his irrigation system, which would provide water to any new landscaping at the intersection.

Mrs. Natowich commented that the Beautification Committee discussed increasing the incentive for the CFIP and recommended that the CFIP continue with the \$5,000 grant for a \$10,000 façade improvement and goes on an upward sliding scale based on 10% up to, but not exceeding \$10,000 maximum grant.

**MOTION MADE BY BERT FRANCIS, II SECONDED BY SANDEE NATOWICH, TO CONTINUE WITH THE \$5,000 GRANT FOR A \$10,000 FAÇADE AND INCREASE THE CFIP TO 20%, BUT NOT TO EXCEED A \$10,000 MAXIMUM GRANT. MOTION PASSED FOUR TO TWO, DUANE WATSON AND MIKE SELIG VOTING AGAINST.**

Mr. Watson inquired if MIRA was receiving the applications from the County Building Department for properties that are doing restoration and remodeling that would go before the Beautification Committee. Mrs. Natowich opined that MIRA should send a CFIP application to anyone submitting an application for restoration or remodeling in the MIRA area, as soon as the information is submitted to MIRA from the County.

#### **AGENDA ITEM NO. 6 – STAFF REPORT**

- **Sewer Extension South of SR 520**

Mr. Robertson gave a status for the sewer extension going under the north side of S.R. 520 to the south side of S.R. 520, with putting the lift station for Towne Realty condo project deep enough to serve the area. Mr. Robertson commented that he had requested Joe Mayer, Bussen-Mayer Engineering Group, Inc. to provide a proposal to do the final engineering study. Mr. Robertson indicated that the Anchorage Condominium was going in south of S.R. 520 and that the condominiums would be tying into a lift station on South Tropical Trail. Mr. Robertson indicated that Bussen-Mayer Engineering Group, Inc. would calculate cost of MIRA’s own lift station that would be served from the south as opposed going under S.R. 520.

- **Entry Signs**

Mr. Robertson presented a concept plan from Island Graphics for the MIRA entry signs. Mr. Perrone advised that the entry signs cost should not exceed \$3,500 per sign and that Island Graphics would offer a three-year warranty. Mr. Robertson commented that he had discussed the location of the entry signs with Jack West of FDOT and John Denninghoff, Brevard County Transportation and Engineering. Mr. Robertson indicated that there is little room for a sign on the east entry to Merritt Island. Mr. Robertson advised that it is necessary to locate a sign in a clear zone between the edge of the pavement and the sign. Mr. Robertson stated that if the sign were not in a clear zone then the sign would have to be made with breakaway material. Mr. Robertson indicated that once the location has been made he will do more research on the materials that can be used and then take that information to the sign company. Mr. Perrone commented that Foam Source is using foam now, and would design the sign with crown moldings or columns, laser cut, do the finish, and varnish.

- **Parking in Merritt Park Place**

Mr. Robertson discussed a survey that would lay out the parking behind the buildings and put a grant program together to encourage shop owners to create parking behind their buildings. Mrs. Natowich advised that the Beautification Committee is working on a grant program for Merritt Park Place parking. Mr. Robertson suggested a grant incentive of \$200 per space to the property owners to improve the back lots. Mr. Watson suggested that Bussen-Mayer take a look at the picture to do a cost analysis on the project. Ms. Natowich informed the Board that the Beautification Committee is interested in having the back parking lots covered with pavers or the rubber mulch.

- **N. Tropical Trail Improvements**

Mr. Robertson discussed the status reports received from Bussen-Mayer Engineering Group, Inc. concerning the improvement assessments for N. Tropical Trail and Merritt Avenue. Mr. Robertson advised that Bussen-Mayer will provide preliminary improvements analysis within the next 2-3 weeks and anticipate the report and final drawings will be ready for review the end of June for N. Tropical Trail. Mr. Robertson advised that Bussen-Mayer Engineering Group, Inc. is completing the preliminary improvements assessment for the Merritt Avenue Improvement Assessment and expect the process to take 30 to 60 days to complete.

- **Sykes Creek/Merritt Avenue Beautification**

Mr. Robertson discussed the barrier at Sykes Creek Parkway and Merritt Avenue. Mr. Robertson advised that he met with Loren Rapport of Brevard County Roadways & Landscaping. Mr. Robertson commented that Mr. Rapport was very interested in the project and gave his ideas on landscaping the intersection. Mr. Robertson discussed with Bob Graham of Brevard County Traffic Engineering the traffic barrier. Mr. Robertson commented that Mr. Graham did not like the

present barrier and gave Mr. Robertson suggestions on different types of materials that could be used.

- **Waterway Park Palm Tree Trimming**

Mr. Robertson advised the MIRA Board that the tree trimming at Waterway Park has been completed.

- **Façade Sketches**

Mr. Robertson commented that Terry Wade has been authorized to do a façade concept estimate on the Pilosi building on S.R. 520 and that he would be meeting with Mr. Wade to review the project.

- **Concept Site Plans**

Mr. Robertson suggested having Joe Mayer do concept layouts, as previously approved by the Board, for the Pilosi property and the Gun Rack. Mr. Watson inquired as to the type of concept that would be done. Mr. Robertson commented that the layouts would include parking, stormwater retention, all the dimensions, access, ingress, landscaping, and setback requirements.

- **Bus Stop Shelters**

Mr. Robertson commented that all the information on the bus shelters is now available. Mr. Robertson advised that the next step would be to visit every bus stop to see where the shelters can be physically located.

- **Code Enforcement**

Mr. Robertson advised that he has been in the process of preparing letters to code enforcement for zoning violations in the MIRA area.

**AGENDA ITEM NO. 6 – OTHER BUSINESS**

Mrs. Natowich commented on the newspaper article written by Sally Scalera, University of Florida/Brevard County Extension, discussing cutting of palm trees. Mrs. Natowich advised that the palm trees in Brevard County should not be over trimmed. Mr. Robertson commented that the County policy is that the brown fronds on the palm trees could be trimmed, but not the green.

**MOTION MADE BY BOB BARRANCO, SECONDED SANDEE NATOWICH TO ADJOURN. NEXT SCHEDULED MIRA BOARD MEETING TO BE HELD ON THURSDAY, MAY 27, 2004. MOTION PASSED UNANIMOUSLY.**

**MEETING ADJORNED AT 4:55**