

**MERRITT ISLAND REDEVELOPMENT AGENCY
MINUTES OF APRIL 27, 2006**

Members Present: Ralph Perrone, Chairman
Santee Natowich, Vice Chairman
Duane Watson
Dr. Roddy Kring
Mike Selig

Members Absent: Nick Gigante
Stan Allen

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

County Staff: Rick Enos, Brevard County Planning & Zoning
Morris Richardson, Brevard County Assistant County Attorney
Jim Statlick, Brevard County Land Development

Guest: Agatha DeFrancesco, Owner Bizzarro's Pizza
Dani Straub, P.E., C.E.G.
Gene Williford, DRMP
Doug Baker, Brevard County Clerk of Courts
Beth Kring
Jeff Schweers, Florida Today

NEXT REGULAR MEETING SCHEDULED FOR MAY 25, 2006 2:00 P.M. MERRITT ISLAND GOVERNMENT CENTER, 2575 N. COURTENAY PARKWAY, ROOM 205, MERRITT ISLAND.

Chairman Ralph Perrone called the meeting to order at 2:03 p.m. All were present except those indicated above.

The minutes of the February 23, 2006 MIRA Board Meeting were reviewed.

MOTION MADE BY SANDEE NATOWICH SECONDED BY DR. RODDY KRING APPROVING THE MINUTES OF THE FEBRUARY 23, 2006 MIRA BOARD MEETING. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM NO. 1 – DISCUSSION / APPROVAL RE: PROPOSED CONDITIONAL USE PERMIT APPLICATION (C.U.P.) BY MERRITT ISLAND ASSOCIATES, OWNER AND DOMENICO DEFRANCESCO, APPLICATION AT 325 E. MERRITT ISLAND CAUSEWAY

As background, Greg Lugar advised that Agatha DeFrancesco, co-owner of Bizzarro's Pizza had come before the MIRA Board to request a Conditional Use Permit (C.U.P.) for the property located at 325 E. Merritt Island Causeway. Mr. Lugar commented that the said restaurant has been at located at the same location for the past year with a total of twenty-five seats. Mrs. Natowich inquired as to the type of alcohol that would be served. Rick Enos, Brevard County Zoning Department advised the application stipulates that only beer and wine would be allowed.

MOTION MADE BY MIKE SELIG, SECONDED BY DR. RODDY KRING TO RECOMMEND APPROVAL OF THE PROPOSED CONDITIONAL USE PERMIT APPLICATION (C.U.P.) TO MERRITT ISLAND ASSOCIATES, LLC, OWNER AND DOMENICO DEFRANCESCO, APPLICANT TO PROVIDE BEER AND WINE ONLY AT THE PROPERTY LOCATED AT 325 E. MERRITT ISLAND CAUSEWAY. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 2 – PRESENTATION / APPROVAL RE: SITE PLAN HIBISCUS AVENUE OFFICE BUILDING FOR JASON SHINPAUGH

As background, Mr. Lugar commented that Dani Straub, Project Civil Engineer with Construction Engineering Group was appearing before the MIRA Board, representing Jason Shinpaugh, owner of the proposed Hibiscus Avenue office building.

Ms. Straub advised that Jason Shinpaugh was looking to develop the proposed site on Hibiscus Avenue for an office building. Ms. Straub commented that there are presently two buildings on the project site that are not in ideal shape, one of the buildings was being used as office space by Mr. Shinpaugh and would stay up as long as possible during construction. Ms. Straub advised that they are proposing a 10,000 square foot office building with two second story ends, along with an additional 400 square footage for a parking garage. Ms. Straub advised that none of the trees will be removed with the exception of two palm trees which are to be relocated on the property. Mrs. Natowich inquired as to the outside façade of the building. Ms. Straub advised that her firm would provide the MIRA Board with the building renderings when they become available.

MOTION MADE BY MIKE SELIG, SECONDED BY DR. RODDY KRING TO RECOMMEND ACCEPTING THE SITE PLAN OF JASON SHINPAUGH FOR THE HIBISCUS AVENUE OFFICE BUILDING LOCATED AT HIBISCUS AVENUE, MERRITT PARK PLACE. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 3 – DISCUSSION/APPROVAL RE: SOUTH TROPICAL TRAIL CURVE RE-ALIGNMENT

As background, Mr. Lugar advised that this item was tabled in February until the April MIRA Board meeting. Mr. Lugar reminded the MIRA Board that they had commissioned Dyer, Riddle, Mills & Precourt (DRMP) to do the final construction and specification plans for the sewer project along Magnolia Street and S. Tropical Trail. Mr. Lugar commented that along with doing the sewer project, DRMP is working with the property owners on Magnolia Street to have a back lot easement to hook up directly to the sewer. Mr. Lugar advised that the sewer project goes around an “s” curve on S. Tropical Trail where the lift station is in the area of the county’s road right of way. Mr. Lugar noted that stormwater improvements have been discussed and studied for the area. Mr. Lugar advised that DRMP has broken their report into two sections. The first report would be a very preliminary review to get a cost estimate to straighten the “s” curve with the county involved in a joint project. Mr. Lugar advised that he was requesting approval of DRMP’s first phase of the “s” curve re-alignment project in the amount of \$14,580.00. Mr. Lugar reported that appraisals have been received on the parcels in question at the “s” curve. Gene Williford advised that DRMP was working to see if there was an opportunity to coordinate the two projects to save cost. Mr. Williford commented that the first aspect was to look at a preliminary alignment to get a cost estimate of the feasibility for MIRA and Brevard County to come up with the funding that would be necessary to make the correction to the “s” curve. Mr. Williford stated that secondly the plan was to minimize the impact to as few parcels as possible, which would be advantageous to future stormwater management without impacting the other

parcels that are adjacent. Mr. Lugar discussed the sharing of cost with Brevard County Stormwater Utilities Department and Brevard County Transportation Engineering.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY DR. RODDY KRING TO APPROVE THE DRMP PROPOSED PRELIMINARY ENGINEERING AND DRAINAGE SERVICES FOR THE S. TROPICAL CURVE RE-ALIGNMENT ON S. TROPICAL TRAIL IN THE AMOUNT OF \$14,580.00. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 4– DISCUSSION/APPROVAL RE: EXPANSION OF CRA BOUNDARY ON S.R. 3 (N. COURTENAY PARKWAY) FROM MERRITT AVENUE TO LUCAS STREET/LANDSCAPING OF S.R. 3.

As background, Mr. Lugar commented that Doug Robertson, Robertson and Consultants, had presented his Slum and Blight Study to expand the MIRA boundary from Merritt Avenue to Lucas Road on January 26, 2006. Mr. Lugar noted that it was discovered in the fall that FDOT would be doing a road enhancement on S.R. 3 from S.R. 520 to Skylark Road. At that time, MIRA brought in Herbert Halbert, Inc. (HHI) to assist in the landscaping design for the road enhancement. Mr. Lugar advised that Brevard County Road and Bridge has entered into a joint participation agreement with FDOT, who would be providing \$150,000 to do landscaping within the medians of S.R. 3. Mr. Lugar advised that MIRA had requested HHI to provide concept plans of the landscaped medians based on the plans their consultants had provided FDOT. Mr. Lugar provided the preliminary plan from HHI to the Board Members. Mrs. Natowich reported that the Beautification Committee recommended to the MIRA Board to accept this project and make it a part of the new redevelopment plan if in fact MIRA is able to proceed to expand the MIRA boundary. Mrs. Natowich advised that the Beautification Committee also recommended to the MIRA Board that they proceed in trying to get the boundary expanded to Lucas Road. Mr. Lugar advised that prior to July 1, 2006, the Brevard County Board of County Commissioners in a public hearing would have to review and accept (during the month of May) the MIRA Slum and Blight Study and approve by resolution expanding the MIRA district up to Lucas Road.

Mr. Lugar advised that the fiscal impact of the revenue MIRA would receive in the new expansion would not be significant like MIRA had received in the previous other districts, as the expanded area had already been built out. Mr. Selig opined that due to the traffic along S.R. 3 there is a need to have the road widened first and did not want to see MIRA spend money landscaping the road only to have the road torn up in a few years. Mr. Selig commented that he would prefer to see a north/south artillery that moves traffic. Mr. Perrone indicated that from the meeting he attended concerning the landscape improvements along S.R. 520, it would not cost MIRA any money. Mr. Lugar requested that if any MIRA Board members were available that they plan attending the Brevard County Board of County Commissioner's second commission meeting in May. Mr. Lugar advised that the MIRA Board request that the County Commission accept MIRA's Slum and Blight Study, accept the S.R. 3 landscape project along with the Commercial Façade Program and approve the resolution to expand the MIRA Boundary to Lucas Road.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY MIKE SELIG TO APPROVE MIRA GOING BEFORE THE BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS IN MAY TO REQUEST THE COUNTY COMMISSION TO ACCEPT MIRA'S SLUM AND BLIGHT STUDY ON S.R. 3 ALONG WITH THE S.R. 3 LANDSCAPE AND COMMERCIAL FAÇADE PROGRAM AND TO APPROVE THE RESOLUTION TO EXPAND THE MIRA BOUNDARY TO LUCAS ROAD. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 5– DISCUSSION/APPROVAL RE: MIRA’S CAPITAL IMPROVEMENT FIVE YEAR PLAN

As background, Mr. Lugar advised that MIRA is in the middle of the annual budget process. Mr. Lugar discussed the five year work program along with an update of the projects that he had provided the MIRA Board last September. Mr. Lugar discussed the present projects that he had identified in MIRA’s Redevelopment Plans of 1991 and the 1997 update. Mr. Lugar noted the MIRA Commercial Façade Improvement Grant programs and the Merritt Park Place parking grants. Mr. Lugar advised that there is a need for MIRA to conduct a workshop to discuss the road projects and parking issues in Merritt Park Place. Mr. Lugar reminded the Board that they had agreed on the concept of the MIRA entry signs and would be meeting with sign companies in the next month to discuss cost estimates. Mr. Lugar advised that the five year program not only talks about the capital projects but also reviews the revenues received each year from tax increments.

Mr. Lugar discussed the tax increment revenue which was more than was budgeted for FY 2005-2006. Mr. Lugar advised that the tax increments are controlled numbers which will be going down next year due to the fire mileages rate going down. Mr. Selig opined on the need for the unfunded programs to become funded. Mr. Lugar commented that one of the unfunded programs was the Fortenberry/Plumosa intersection that Brevard County Transportation Engineering would agree to joint fund with MIRA. Mr. Lugar advised that the other projects that are unfunded were the S. R. 3 roadway landscape, the S. Tropical Trail “S” curve project and the N. Banana River “S” turn project. Mr. Lugar suggested that MIRA put the N. Banana River project into the capital work program for FY 2007-2008 and to commission a review next year. Mr. Selig suggested that the Agency look at Palmetto Avenue as a funded project due to the flooding problems in that area. Mr. Lugar suggested that the MIRA Board program the unfunded projects specifically the Fortenberry/Plumosa intersection and the S. Tropical “S” curve into next year’s budget.

Mr. Selig inquired as to the status of the N. Tropical Trail “S” curve property acquisition. Mr. Lugar advised that the property owner’s selling price was too high for MIRA to purchase. Mr. Selig commented that the N. Tropical Trail was a safety issue that needs to be dealt with as soon as possible.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY DR. RODDY KRING TO TASK GREG LUGAR TO PLACE FORTENBERRY/PLUMOSA INTERSECTION AND S. TROPICAL TRAIL “S” CURVE FROM UNFUNDED PROGRAM TO FUNDED PROGRAMS. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 6– DISCUSSION/APPROVAL RE: FY 2006-2007 MIRA BUDGET

Mr. Lugar reviewed MIRA’s amended mid-year FY 2005-2006 budget that would be presented to the Brevard County Board of County Commissioners along with the projected budget for FY 2006-2007. Mr. Lugar advised that there would be a balance forward for unspent capital projects for next year’s capital projects. Mr. Lugar commented that unless the Merritt Park Place parking programs can work, there would not be a need to budget for next year and again suggested a workshop to discuss the feasibility of back lot parking in Merritt Park Place.

Mr. Lugar reviewed the cost that MIRA reimburses Parks & Recreation for the upkeep of Waterway Park. Mrs. Natowich inquired as to the status of repairs at Waterway Park due to the past Hurricanes. Mrs. Natowich requested a timeline and official report from Brevard County to be given to MIRA on the repairs at Waterway Park. Mr. Lugar advised that he would correspond

with Don Lusk, interim Director of Parks and Recreation for a status on the repairs at Waterway Park and would provide the MIRA Board with an updated report.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY DR. RODDY KRING TO APPROVE THE MIRA'S MID YEAR BUDGET AND MIRA'S 2006-2007 PROJECTED BUDGET. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 7– BEAUTIFICATION COMMITTEE REPORT

- Discussion / Approval Re: New Commercial Façade Improvement Application – United Solar Energy, 38 Rose Street.

Mrs. Natowich discussed the CFIP application that was submitted to the MIRA Beautification Committee by Brooks Caldorin, United Solar Energy. Mrs. Natowich advised that United Solar Energy has been in business for many years on Merritt Island and had recently purchased the property at 38 Rose Street. Mrs. Natowich advised that the Beautification Committee unanimously approved the recommendation to the MIRA Board to accept the CFIP application of United Solar Energy. Mrs. Natowich advised that the business was adding front facing canvas awnings, new paint to exterior walls, new signage, an ornamental black fence, landscaped islands with royal palms, and re-asphalting the parking lot.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY DR. RODDY KRING, TO ACCEPT THE RECOMMENDATION OF THE BEAUTIFICATION COMMITTEE TO APPROVE THE CFIP APPLICATION FOR UNITED SOLAR ENERGY, 38 ROSE STREET FOR A GRANT IN THE AMOUNT OF \$7,593.48 MOTION PASSED UNANIMOUSLY.

- CFIP Award to Triangle Auto, 56 E. Merritt Island Causeway

Mrs. Natowich advised that Triangle Auto had completed their CFIP project at 56 E. Merritt Island Causeway. Mrs. Natowich commented that the Beautification Committee recommended approval of the CFIP grant to Triangle Auto. Dr. Kring inquired as to the rug company that displays their products on the weekend at Triangle Auto? Mr. Perrone commented that roadside vending is controlled by contractor license and has to meet certain requirements including the distance from the road right of way. Mr. Perrone directed Mr. Lugar to research the official requirement with Contractor Licensing. Mr. Perrone commented that he had been informed that the sign at Triangle Auto is permitted to advertise only for Triangle Auto and not outside vendors. Mrs. Anderson advised that she had discussed the issue of Triangle Auto's sign with Gary Penna, Brevard County Sign Permitting and was advised that Mr. Herman would be allowed to advertise for other vendors, as the sign is on Mr. Herman's property.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY DR. RODDY KRING TO APPROVE THE BEAUTIFICATION AND CFIP AWARD TO TRIANGLE AUTO FOR THE PROPERTY LOCATED AT 56 E. MERRITT ISLAND CAUSEWAY. MOTION PASSED UNANIMOUSLY.

- Discussion/Approval Re: Change in CFIP for Norm Boucher, 237 McLeod Street.

Mrs. Natowich advised that there was a change to Norm Boucher's CFIP project. Mrs. Natowich commented that during the course of the renovation of his property it was discovered that he had termite and water damage to the external wood. Mrs. Natowich advised that Mr. Boucher

requested an increase in his CFIP grant in the amount of \$659.94. Mr. Perrone inquired if the work had been completed. Mrs. Anderson advised that the building renovation has not been completed. Mr. Perrone commented that he felt that if the cost was not submitted at the beginning of the initial approval with the two bids than the owner should be held responsible. Mr. Lugar commented that there would need to be a change order request done by the owner. Morris Richardson, Assistant County Attorney advised that he would review the policy and report back to the MIRA staff.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY MIKE SELIG TO TABLE THE NORM BOUCHER CHANGE IN CFIP FOR THE PROPERTY LOCATED AT 237 MCLEOD STREET, MERRITT PARK PLACE UNTIL A REPORT IS COMPLETED FROM STAFF. MOTION PASSED UNANIMOUSLY.

AGENDA ITEM 8- STAFF REPORT

None

OTHER BUSINESS

Chairman Perrone advised that a large oak tree located at 340 Hibiscus Avenue had been cut down and recommended that MIRA staff research the removal of the tree.

MOTION MADE BY SANDEE NATOWICH, SECONDED BY MIKE SELIG TO DIRECT STAFF TO RESEARCH THE CUTTING DOWN OF OAK TREE AT 340 HIBISCUS AND TO DISCOVER IF THE TREE WAS LEGALLY REMOVED. MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

None

MOTION MADE BY SANDEE NATOWICH, SECONDED BY MIKE SELIG TO ADJOURN. NEXT SCHEDULED MIRA BOARD MEETING TO BE HELD ON THURSDAY, MAY 25, 2006. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 3:55 p.m.