

## CHAIN OF LAKES RECREATION COMPLEX REFERENDUM COMMITTEE MINUTES

Minutes of the Chain of Lakes Referendum Committee Meeting, appointed by the North Brevard Commission on Parks & Recreation, held Thursday, September 13, 2001, in the Brevard Room at the Brevard County Government Complex North in Titusville, Florida.

### Members Present

Dean Pettit, Chairman  
Aimee Benson  
Ed Bertot  
Bill Canfield  
Faith Chandler  
Charles A. Daniel  
Crizzer Kennedy  
Gayle Krisingha, Vice Chairman  
Frank Livingston  
Richard A. Moon  
Mary Ann Pace  
Pamela Shaffner  
Dr. Laurence Spraggs  
Laurilee Thompson  
Rob Vieira

### Ex-Officio Members Present

Chuck Denman (City)  
Chris White (NBCPR)

### Members Absent

Dana Blickley  
Cecil F. Cornish II  
Jim Yount  
Tina Zediker

### A&E Present

M.R. Simperts, BRPH

### County Staff Present

Ron Jones, Surface Water Improvement Director  
Mike Powers, Surface Water Improvement Engineer II  
Charles S. Nelson, Parks & Recreation Director  
Jack Masson, Assistant Parks & Recreation Director  
Dan Click, Construction Manager  
Chuck Mays, Construction Coordinator  
Cheryl K. Page, North Area Parks Operations Manager  
Michael J. Rubacky, North Area Parks Maintenance Superintendent  
Judy Inman, Administrative Secretary

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### I. CALL TO ORDER

Charles Nelson called the meeting to order at 6:38 p.m. In his opening remarks, Mr. Nelson referred to the project as the jewel of the Referendum process in North Brevard and related Commissioner Scarborough's vision for the project. There is the ability to do more than was envisioned in the Referendum by creating a holistic view of a park, something different from

what has been done before in Brevard County, and probably very rarely in the state. There is the opportunity to bring together a group of different parties to create not only a park, but a relationship between a variety of organizations and needs to accomplish a huge quality of life improvement in North Brevard. The parties involved are from governmental agencies, youth organizations and interested citizens.

Mr. Nelson asked staff and committee members to introduce themselves and state their area(s) of interest and/or group(s) they represent. Staff is listed above. Committee members as follows:

- Rob Vieira–Titusville Environmental Commission and Titusville Trails Committee.
- Larry Spraggs–New president of Titusville campus of BCC.
- Pam Shaffner–Interested parent whose children are in sports.
- Dave Pettit–Titusville Environmental Commission and Titusville Trails Committee.
- Mary Ann Pace–North Brevard Beautification and Titusville Garden Club.
- Richard Moon–Brevard Community College, Maintenance and Operation.
- Frank Livingston–Transformation Titusville and Character First.
- Gayle Krisingha–President of Titusville Soccer Club.
- Crizzer Kennedy–North Brevard Youth Softball Association and North Brevard Officials Association.
- Charlie Daniels–Adult softball.
- Faith Chandler–President of Youth League of North Brevard which helped get the Referendum passed and representing the public.
- Bill Canfield–Astronaut High School Cross Country.
- Ed Bertot–Formerly on Titusville Soccer board, now a concerned citizen.
- Aimee Benson–Coach and teacher at Titusville High School, also worked with seasonal recreation programs with the county for about 12 years, and grew up playing sports.
- Chris White–North Brevard Commission on Parks and Recreation as vice chairman and was involved with soccer for many years.
- Laurilee Thompson–Dixie Crossroads and represents Tourism Development. Is interested also in birdwatching and use of the lakes.
- Cecil F. Cornish, II, & Jim Yount called staff saying they could not attend the meeting.

Mr. Nelson also recognized Ron Jones, Brevard County, Surface Water Improvement, who has been assisting in the acquisition of the Holloway tract as well as working with Chuck Denman Storm Water Administrator for the City of Titusville in putting together the concept. Mike Powers from County Surface Water Management was also introduced. They have been involved from the beginning and have worked with St. Johns River Water Management District (SJRWMD). Mr. Nelson expressed appreciation for their assistance and then introduced M.R. Simperts from BRPH Architects, Engineers and Developers who stated he has been involved with the project for several years, from the initial concept, and is enthused about the project.

Tony Koromilas gave credit to Alex Chamberlain (not present), for his ideas and work over the past five years and noted the need to look at the larger picture of the project. Others present who introduced themselves were Mary Radcliff, Lorene Shafer, Jim Ulrich and Pat Gorman.

Mr. Nelson gave an overview of the aerial of the project, stating it has the potential to link to the State of Florida Blueways Program. This is to be one of the locations on a 15-20 mile long greenway. He told the committee they will be needed to serve from this starting point to ribbon cutting and could possibly even serve longer.

## II. ELECTION OF OFFICERS

**Gayle Krasingha was nominated for chairman by Ed Bertot, seconded by Crizzer Kennedy. Dean Pettit was nominated for chairman by Laurilee Thompson, seconded by Rob Vieira. Gayle Krasingha offered to serve as vice chairman.**

**Chairman: Dean Pettit**

**Vice Chairman: Gayle Krasingha**

**AYE: Benson, Bertot, Canfield, Chandler, Daniel, Kennedy, Krasingha, Livingston, Moon, Pace, Pettit, Shaffner, Spraggs, Thompson, Vieira**

**NAY: None**

**Carried 15-0**

Mr. Nelson reminded the committee they are under the Sunshine Law and therefore committee members should not discuss committee business which might come before the committee as a vote with each other outside of a publicly advertised meeting. Also, all committee members must vote unless a conflict of interest, which is financial in nature, is stated. It was established being involved with an organization using the facility would not be considered a conflict of interest. However, if committee members are together in another meeting which is not a publicly advertised meeting, all but one should leave the meeting if committee business is discussed. Chris White noted Sunshine Law violations are criminal offenses.

## III. STAFF REPORTS—None

## IV. NEW BUSINESS

M.R. Simperts, who has spent 36 years in civil engineering, all in Brevard County, gave his credentials. He stated this project can be an award-winning crown jewel on the East Coast of Florida and could even extend the whole length of the Lagoon. Mr. Simperts stated he was here to receive input from the committee as to what they want on the property. Mr. Simperts presented a map of the project showing the property in the hands of Brevard County Board of County Commissioners (County) and the Brevard Community College (College) with notations of acreage purchased from various sources. (Map attached.) Two pieces of property were identified by Surface Water and purchased by SJRWMD: 43-acre Davida Block and 28-acre Landrenau piece. A jurisdictional wetland survey has been done and are colored dark green on the sketch. There can be passive activities with the possibility of a boardwalk, trail system, educational signage. Mr. Simperts stated the community can be thankful Mr. Flagler placed the railroad at the edge of the Lagoon, unlike other areas of the state, because it has protected the Lagoon from development for the past 100 years.

The County purchased the 90-acre Holloway property which is an old orange grove. The 5-acre Dobbs parcel, which lines up with LaGrange Road, was also purchased to provide an access point into the property. The north 5-acres donated by Oakhill Development probably will be undeveloped as it is predominantly wetlands. Brevard Community College is the neighbor to the south. They have participated in meetings for several years. A legal instrument exists between the County and the College for soccer fields to be placed on College property.

Mr. Simperts stated he is here tonight to listen so he can design the park. Surface Water Management will need a lake system, which can also be used for canoes and kayaks, to serve as a buffer between the active and passive areas. The lakes can run continuously through the property. It was noted there may be the need to get the lake element started in the near future

due to construction at the new Parrish Medical Center (PMC). The Coleman ditch was recently piped and moved.

Ron Jones reported the unique relationship between PMC and the College which has existed from the beginning. Several agreements have already occurred which resulted in a new 4-lane divided entrance for the College, for Oak Grove Road and will provide access to PMC. The road is under construction by the County and is funded by the College and PMC. PMC is also contributing, as a part of the overall project, approximately \$350,000 in hard funds associated with construction. Due to the PMC construction project, a large box culvert system was also accelerated to bring the flows from the Coleman ditch project and will also provide for flood control in both the incorporated and unincorporated areas.

Mr. Simpers noted the College is also working on an updated master plan where there needs to be interplay and sharing of parking, fields, lake elements, and traffic impact. Dr. Spraggs reported the College has hired an architect and will meet with him in the next few weeks. Mr. Moon stated the plan is in its infancy. Mr. Nelson noted the college plan should be concurrent with the committee.

Mr. Nelson reported Commissioner Scarborough's concept is for there to be no boundaries with the final picture flowing from PMC, to the College, through the park, with no fence lines for softening of the edges. He noted what works for the community is to share things. He is looking to the committee to give ideas on how to accomplish that.

In response to an inquiry from Ed Bertot, it was reported the SJRWMD purchase is for jurisdictional wetlands for their protection. Parks and Recreation gains a good 50 acres of useable park land. Mr. Nelson noted this is a huge change in policy for SJRWMD and it makes the project unique and is a tremendous opportunity.

In response to inquiries from Faith Chandler, Mr. Simpers stated the wetlands can't be cleared but could be used as a possible trail system with boardwalk in wet areas and greenways with mulch path, and for environmental studies. Dean Pettit stated no fill or impermeable surface would be used in the wetlands which are vital for wildlife habitat and protecting water quality and flood control. Mr. Simpers reported the Coleman ditch and one smaller ditch now goes through to the Lagoon. A myriad of small draw downs could be used to flow into the wetlands. Mr. Nelson stated the wetlands would be for passive use such as boardwalks and nature study, but not pavilions. Mr. Simpers stated a handicap-accessible observation tower would be a possibility.

Ron Jones reported the SJRWMD moved these acquisitions from phase 2 to phase 1. A large portion of the Landrenau parcel is upland and they are interested in a land swap of wetlands on other property. The SJRWMD goal is not just protection, but also enhancement and blending it into the overall storm water park concept. As to enhancement, the goal is to get rid of exotic species which choke out native vegetation, and provide for other positive things such as interpretive trails and for tourism. The College is currently working towards that goal with grant programs. There is also the opportunity to provide better protection for the water quality in this area of the Lagoon. Chairman Pettit explained the wetlands act as a filter to keep particulates from the roads and other pollutants from the Lagoon.

In response to inquiries from Frank Livingston, Mr. Simperts estimated the distance of the wetlands north-south on the map is about half a mile. Walking trails could be designed on the east side of the railroad in the master plan, but is probably beyond the Referendum funding. FEC would require a 35' clearance for the overpass. Mr. Simperts noted Paces Landing is an historic site to the south of the project. Mr. Nelson indicated on-site visits could be done individually.

Mr. Simperts noted the Holloway parcel is getting overgrown with pepper.

Mr. Nelson reported the financial relationship between Surface Water where they generate fill which can be used on athletic fields, but they also are coming to the table with money. The City of Titusville is coming with \$1,000,000 cash and Surface Water is bringing \$2,000,000. This is an incredible opportunity for agencies to work together. Ron Jones noted the lake system is integral to the park and will enhance future development of the College and give the opportunity to achieve a seamless vision. In addition, the SJRWMD has invested in excess of \$350,000 for land acquisition. Also, between the County and City participation, FEMA dollars and matching funds is putting in \$634,000 which runs out in December. The federal Environmental Protection Agency has granted \$232,000 to assist with the treatment system.

Gayle Krisingha and Faith Chandler inquired where the lakes will be located. Mr. Nelson related the danger in park planning is that you get to a point where you focus so much on the outcome that you forget all the other elements. The committee will be asked tonight what they want to see in the project so Mr. Simperts can put it into the surface water needs. He will look at the site itself, the location of trees, what makes sense from a design perspective and then he will come back. The soccer fields are not located on the map tonight because Mr. Nelson didn't want the committee walking into a preconceived concept. Commissioner Scarborough would like to see fields grouped around trees as was done in Seminole County. The committee will be asked what makes a good soccer complex, what makes a good trail, what makes a good relationship with the College. From that, the question of where the lakes will be can be shown by the A&E. Ron Jones suggested a lake might wind through an athletic area. Ms. Krisingha noted lakes may not be good close to the soccer fields. Mr. Nelson stated the committee will have to agree to the design.

Faith Chandler suggested writing down what is wanted and listing constraints and ideas. She inquired if the A&E will do motion studies. Mr. Simperts responded that is part of the process. Mr. Simperts said he needs to balance what the committee wants with his contractual requirements and the Referendum.

Mr. Simperts reviewed the project schedule. The next meeting is September 27 and he will bring some ideas and by the third public meeting on October 18, he will have at least two, maybe three concepts, preferably two good layouts. The fourth public meeting on November 8 will be for fine tuning. Mr. Simperts stated he has a contract that tells him to do phase 1. Mr. Jones needs to get the lake system started. Therefore, there is a lot of work to be done.

Faith Chandler suggested paper-based modeling to move things around. Mr. Nelson stated his concern would be that is two dimensional, and discussion will be about three dimensional elements such as soccer fields having a crown. The fall of the land needs to be considered in placing the fields to reduce costs. Ms. Chandler suggested constraints can be identified during

discussion. Mr. Simperts stated he doesn't plan to have a layout by September 27, but would love to do paper dolls. Mr. Nelson stated that typically what Mr. Simperts brings in will generate that type of discussion. Mr. Jones noted staff members from the City and County will be working with Mr. Simperts and the committee in stating balances of pros and cons.

Bill Canfield reported he established a relationship with the College in 1990 for cross-country races. He noted obstacles such as orange groves, land that floods when it rains, ditches between certain rows of trees, makes it hard to move pieces around.

Dr. Spraggs noted an urgency for PMC for the first lake. Mr. Jones reported the construction at PMC and the new road for College require a certain amount of treatment volume. This required the first lake to be constructed. A temporary lake system has been designed—a combination of berm and hole to satisfy that. Mr. Jones reported the College suggested moving forward with construction of the first lake. The lakes will also serve the 10-year build out of the College. However the lakes are configured, they will be connected together to provide one large treatment system and the first lake can be feathered in to the overall concept.

Chairman Pettit inquired if Mr. Simperts could come up with a general area for soccer in the next two weeks. Mr. Simperts suggested he will bring a bubble diagram of what he feels is the best uses of the area, elevations, maybe even paper dolls, in two weeks.

Crizzer Kennedy noted lights were not listed for soccer fields. Ms. Krisingha said lights are on the soccer wish list.

In response to comments by Ms. Chandler, Mr. Nelson and Mr. Simperts indicated the trail system will wind around the facilities.

As to the items listed for the project in the Referendum brochure, Mr. Nelson reported the County Attorney indicated that there is the ability to make changes to an extent. The problem is the further away one gets from what was said would be done, the greater probably of a legitimate challenge to the Referendum process. Whether there are seven or nine fields is not a problem. The problem would be if soccer wasn't built at all. The minimum would be soccer, adult and girls softball, and then add to that.

Faith Chandler suggest additional rest room facilities might be needed. Jack Masson reported, as part of the A&E work, one of the firms, Rood and Swick, is charge with designing a two-story concession with rest room and meeting room similar to what is at Space Coast Communities Sports Complex. Mr. Nelson stated these will be centrally located to the athletic activity which then doesn't support very well the other uses such as trails. It may be necessary to look at a smaller rest room building for other activities. Mr. Nelson stated the importance of including all desired items in the master plan. Even if they are not funded now, when money becomes available, it can be done, such as the railroad overpass which would be a great observation opportunity as noted by Laurilee Thompson.

Ron Jones reported, as a result of the interlocal agreements that are coming forth, the SJRWMD has also committed \$50,000 for construction of an observation deck. He encouraged the committee to think outside the box and consider what the park ultimately is going to be, but then move backwards to where the funding matches what can be physically accomplished.

In response to inquiries from Mr. Moon, Mr. Simperts indicated he will be doing the master plan and provide Parks and Recreation with an engineering estimate of construction. Rood and Swick are contracted to design the structures.

In response to an inquiry from Ms. Krisingha, Mr. Nelson indicated things such as water fountains and goals will be included, but at this stage, design is the issue.

At this point the committee members were each asked for their ideas for the complex. The list is topical, not in order stated.

- Softball. Four-plex, clover-leaf design with youth fields to be 200' or less, which is the limit for high school and will keep adults off (Benson). Dimensions required for tournaments to be provided by Ms. Benson. One of the four fields could be a women's 250' (Nelson). If fields are larger, temporary fencing would have to be rented or purchased (Benson).
- Soccer. Keep safe distance between fields (Chandler). Field sizes will vary (Nelson). Gayle Krisingha will bring guidelines for soccer field sizes. Lights in order to participate in tournaments (Krisingha). Storage needed for goals (Krisingha) but would need to be in a separate building possibly provided by soccer club or associated with the two-bay maintenance building (Nelson). Mr. Nelson stated the County wants to provide as large a flat space as possible so there are multiple opportunities to lay out fields, avoiding swales as occurred at Palm Bay Regional Park. Concession stands will have an elevator (Nelson). Trees for shade (Vieira). Not too many stands as most parents bring own seating (Vieira). Daily practice would make it difficult to maintain decent fields (White).
- Sanctioning Requirements. Meet sanctioning body requirements for any activities at the facility in order to call tournaments to the area (Moon). Ms. Benson suggested the college provide requirements for their athletic activities. Sports at the College campus and see the layout to be contiguous with the College in some way so that they can be used for intercollegiate sports (Spraggs).
- Outdoor Basketball and Sand Volleyball Courts. (Bertot). Shared use of College gymnasium for indoor activities—It was noted there are open times that could be marketed with the Chain of Lakes project.
- Lakes. Non-motorized boats. Dock for kayaks and canoeing (Chandler & Spraggs). Liability (Spraggs). Mr. Nelson reported lakes are only dangerous because parents don't watch their children. The lakes are designed to be as safe as they can be, in such a way that if someone falls in, they do not immediately go over their head, but rather to stand up and walk out. Toddlers can be in trouble in any depth of water. It was noted the number one cause of toddler drowning is 5-gallon buckets. Connectivity between lakes in serpentine design to avoid straight shot and provide aesthetics (Thompson). Contoured with sloping edges which will encourage growth of native vegetation and attract wading birds (Thompson). Plant pickerel weed and duck potato. Firm beach for launching kayaks and canoes with graded slope and nearby parking (Thompson). Pedestrian bridges make a very nice architectural statement (Vieira). Canoe storage and rental (Vieira). Natural barrier to keep soccer balls out which would also attract wildlife (Pettit).
- Trails. Paved trail for bikers and roller bladers, 10' to 12' wide near active areas. Running trails and paths in scenic area. High school cross country would fit into it but there are specific dimensions for start and finish which would not be hard to meet. Dimensions to be provided by Mr. Canfield. Surface could be low maintenance such as crushed gravel which packs down, 10' wide. Exercise stations (Chandler). Security along longer trails (Chandler).

Retain natural beauty and be ADA (Livingston). Connectivity from south end of the College, up to the north end of anything the County controls in order to connect to other areas, but without multiple crossings of the railroad (Vieira). Running and bike trails should be separate (Vieira). Interpretive signs (Chandler). Connect to river front parks in Titusville (Livingston).

- Historical Landmarks. Identify (Chandler).
- Observation Tower. Can be removed from list if too expensive (Chandler).
- Playgrounds. Dispersed throughout athletic field areas to give other children things to do (Chandler).
- Landscaping. Xeriscaping to avoid expenses of upkeep (Pace). Exotic vegetation removal and plan for control including cattails (Thompson). In response to Mr. Vieira's request for low use of chemicals in maintenance turf, Mr. Nelson explained the SJRWMD basically treats athletic fields as concrete. It must go through a treatment process. Mr. Simperts stated pre-treatment ponds will take nutrients from the lake to the ground.
- Picnic Areas & Pavilions. (Shaffner & Chandler)
- Parking. Adequate (Shaffner). Keep pervious to avoid making it ugly and hot (Vieira). Trees for shade (Vieira). Clarify college and park parking (Spraggs). Shared parking (Vieira). Determine parking requirements for various areas (Chandler). Chairman Pettit asked groups to bring requirements to next meeting. The College's heaviest parking use is evenings, but not on weekends (Spraggs).
- Tennis. In addition to courts at the College (Shaffner).
- Environmental Studies. Spacing of boardwalks and access to estuary (Spraggs).
- Lagoon. Access at Jay Jay Road for kayaks and fishing, an already disturbed area, with beach created using scallop shells (Thompson).
- Entrance Sign. (Krisingha & Kennedy).

Mr. Jones stated the County has agreed to manage the parcels which SJRWMD purchased. EELs will develop a management plan for that component. It also presents some wonderful opportunities to get others not on the committee to volunteer for pepper busting and such.

Ms. Thompson noted EELs has plans for handicap-accessibility beyond ADA laws. She would like to see space age technology applied to handicap accessibility as a model for the state and to provide for the needs of the senior population.

## V. PUBLIC INPUT

Pat Gorman suggested an unmanned water park where children can run through computer-controlled, motion-activated sprays as a place for them to have fun and cool off.. There is no standing water and it is on concrete. It is used in Chicago, New York and other areas. Mr. Gorman offered to make a presentation at a future meeting.

Tony Koromilas suggested an east-west trail and overlay with Brevard County's and the City of Titusville's plans for bikeways and greenways. Lakes should be designed as restoration and rejuvenation for fishing.

Crizzer Kennedy spoke for limiting the time of meetings, and Frank Livingston spoke for timing the agenda items. Mr. Livingston also suggested, even though the free flowing of ideas is good, to ask permission from the Chairman to speak.

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**Motion by Crizzer Kennedy, seconded by Frank Livingston, to set a goal to limit meetings to one and one-half hours, which can be extended.**

**AYE: Benson, Bertot, Canfield, Chandler, Daniel, Kennedy, Krisingha, Livingston, Moon, Pace, Pettit, Shaffner, Spraggs, Thompson, Vieira**

**NAY: None**

**Carried 15-0**

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Mr. Livingston spoke for limiting the time for speaking to an item. The Chairman offered to control that with the gavel. It was noted the speaker cards stated a three minute limit.

Crizzer Kennedy restated the need for the Chairman to recognize speakers.

Mr. Nelson noted the schedule is aggressive and asked if the committee was up to it. Mr. White spoke for the need to maintain the schedule to get the project completed. There were no objections from the committee.

In answer to an inquiry from Frank Livingston, Chuck Denman indicated the new administration at FEMA requires expending all the money by the end of December. Ron Jones indicated the County and the City have moved forward in certain components and have actually already expended some of the funds. In addition to the box culvert in the area of the hospital, the connection across U.S. 1 to tie into the Coleman ditch system also needs to be done. Mr. Jones stated he hopes to get back with Chuck later this week regarding the interlocal agreement.

The meeting adjourned at 9 p.m. at the motion by Rob Vieira and seconded by Crizzer Kennedy.

Respectfully submitted,

Dean Pettit, Chairman

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