

## DOWNTOWN URBAN PARKS REFERENDUM COMMITTEE MINUTES

Minutes of the Downtown Urban Parks Referendum Committee Meeting, appointed by the North Brevard Commission on Parks & Recreation (NBCPR), held Monday, January 13, 2003, 5:00 p.m., in the Brevard Room at the Brevard County Government Complex North in Titusville, Florida.

### Members Present

Greg Aker  
Sondra Ball  
Linda Fliss  
Jackie Gregory  
Paul Nydam  
Dee Whited  
Wes Hoaglund (Ex-Officio, City)

### Members Absent

George Mosakowski  
Ron Bobay (Ex-Officio, County)

### County Staff Present

Charles S. Nelson, Parks & Recreation Director  
Chuck Mays, Construction Coordinator  
Cheryl K. Page, North Area Parks Operations Manager  
Judy Inman, Administrative Secretary

### I. CALL TO ORDER

Cheryl Page called the meeting to order at 5:08 p.m., introduced staff present, and asked each Committee member to introduce themselves and state their interest in the project.

- Jackie Gregory—Wants to see something happen.
- Paul Nydam—Likes to help out, to keep things going, and give some positive input.
- Dee Whited—A retired Titusville resident who chose this area two years ago and therefore wants to help Titusville be what it can be.
- Linda Fliss—A 17-year Titusville resident and perennial volunteer, and sees the need for a difference to be made.
- Sondra Ball—Lived here previously and came back eight years ago. She was involved with Transformation for five years and studied possibilities for that parking lot. It's exciting to be a part of it again.
- Wes Hoaglund—Has been with the City of Titusville as redevelopment specialist for 14 years. He is responsible for coordinating the downtown redevelopment effort. On December 31, the Community Redevelopment Agency (CRA) closed on the former SunTrust property that now belongs to the public. He would like to get from the Committee members their objectives for this parcel.

Mrs. Page stated Greg Aker is the eye doctor located across from the theatre. He and George Mosakowski planned to attend.

Mrs. Page reviewed the Sunshine Law, saying Committee members were not to discuss the project with each other outside of public meetings. All Committee members must vote unless a financial conflict of interest is stated. Committee members may contact Cheryl Page with questions related to the project. The Committee reports to NBCPR with recommendations going to the City and the County.

There is \$50,000 funded by the Referendum as stated in the

brochure. Information is provided in the quarterly Referendum newsletter and online at [www.brevardparks.com](http://www.brevardparks.com)

### II. ELECTION OF COMMITTEE CHAIRMAN AND VICE CHAIRMAN

In the absence of any nominations, Mr. Nelson suggested the Committee could select someone to chair the meeting and then formalize both positions at the next meeting. Mrs. Page reviewed the duties of the chairman. No one was selected.

### III. STAFF REPORTS, IV. NEW BUSINESS, AND V. PUBLIC INPUT

In response to an inquiry from Linda Fliss, Mr. Nelson stated Wes Hoaglund will present information. Mr. Nelson will give the background as to how the project was placed on the Referendum. From there the Committee can discuss possibilities consistent with what the City sees, and with the Referendum.

Jackie Gregory inquired if the Committee will get any guidance as to whether that parcel will be used for parking or a park. Mr. Nelson stated the original discussion for the Referendum was actually a much broader concept as a promenade connecting the Courthouse and City Hall and beautification of the core of this area. The NBCPR had to scale back projects with the final total amount being \$15,000,000, down from \$30,000,000. This project was scaled down to fixing the parking lot which was planned to be leased from SunTrust. With the City's acquisition, there may be some ideas they have. Most likely there will be improvements proposed consistent with the Referendum. It is a partnership with the City of Titusville. The Committee has the interest of the Referendum and the City to be served.

Sondra Ball requested an outline of the steps to be taken. Mr. Nelson responded that with the acquisition by the CRA, the City may have some specific ideas as to how they

would like it utilized. If it is consistent with the Referendum, and there is general agreement as to the use, then the Committee will be involved from the concept to construction.

Wes Hoaglund reviewed important issues:

- Good width planting area on both the east and west sides.
- Better configured parking and circulation.
- The dirt on the south side, in the area used by phone company years ago, probably needs to be incorporated into the parking, entrance/exit.
- Maybe exit to the south needs to be one way.
- \$50,000 is not enough to complete the project, which will probably be double or more, thus the need for the CRA to look at funding some of the improvements.
- When the CRA voted to purchase the property, they also voted for staff to solicit a public/private partnership. That is what is on his plate and he will come back with a conceptual site plan.

In response to an inquiry by Jackie Gregory, Mr. Hoaglund stated it mostly would be a parking lot. She asked if there would be something to protect the Prichard House from encroachment or noise and lighting. Mr. Hoaglund stated that is a good point. Generally the lighting is designed to not spill off the property. He suggested that Jackie Gregory's help is needed with plantings. Mr. Hoaglund suggested cabbage palms, not oaks. Mrs. Gregory agreed it is not large enough for any native oaks. Mr. Hoaglund also stated the need to not make the planting area too small. Linda Fliss inquired of the height of plants. Mr. Hoaglund stated he hopes the Committee provides input on the landscaping. Ms. Fliss suggested using plants that don't need protecting and have different shades of green such as ilex schilling, pittosporum, and podocarpus. Mr. Hoaglund agreed native plants should be used. Paul Nydam suggested looking at whether it is a wet or dry area and planting accordingly. Mr. Hoagland stated it is dry but it will be irrigated and he doesn't see much if any turf. Sondra Ball agreed, and remembers from Transformation there was also a consideration seriously given to foot traffic with walk-thru areas through plantings.

Dr. Aker suggested consideration in the design for some type of awning or covering for pedestrians waiting to cross the street.

Linda Fliss inquired about disabled parking which Mr. Hoaglund said is required. Ms. Fliss suggested more lighting which Mr. Hoagland agreed is in the Referendum. Ms. Fliss inquired that since the playhouse is right across the street, if it be would conceivably possible to use some funding for small aesthetics such as benches and planters near the theatre to be included since it is a big draw

downtown. This would be on Julia street in front of the theatre entrance for people to sit who are waiting for tickets. Sonda Ball inquired if the Committee isn't restrained to the parking lot area just purchased. Mr. Hoaglund indicated that is his initial impression. He noted benches are also included in the Referendum language, but questioned if they would function. He doesn't want to put in \$1,200 benches that aren't used, however, there may be a place to carve out a little seating area, but he doesn't hold out hope it will be utilized. Ms. Fliss commented one doesn't usually see benches in a parking lot. Mr. Hoaglund stated he doesn't see potential for benches being used. Mrs. Gregory stated she designed Centennial Park and benches cost only about \$100 and held up a long time except for a few broken slats. She noted coverings attract transients as was experienced at the gazebo. Mrs. Gregory inquired as to the benches and lighting, if the style that is in the parking area on the east side in downtown (Commons) could be continued, which Mr. Hoaglund agreed should match. Mrs. Gregory concurred it should all be tied together.

Sonda Ball reported Transformation discussed some kind of ~~shelter~~ gazebo where garbage bags could be handed out for Keep Brevard Beautiful (KBB) cleanup days. She also commented on the problem of transients.

Mr. Nelson stated he thinks that one of the challenges is that it is going to be a parking lot, although the City has some other uses in mind. He noted the Committee seems to want to see a more aesthetic, softer, user friendly space which will come out of the design. First is maximizing parking, then backing away from it to include other things to balance the look and how it serves. He noted it will be difficult because it is a small area and it would take the entire area to add a user facility. He stated the need to see the concept from the City to see how it will work. Benches could be part of a planter. Mr. Nelson commented it is a parking lot. Making it look like a park will be attempted, but it is a parking lot where people are moving from point A to point B in a pleasing setting with lighting. If that is accomplished, the Committee will have done an excellent job. In response to Linda Fliss' inquiry, Mr. Hoaglund reported there are 70 parking spaces. Ms. Fliss suggested concrete mushroom stools for people to sit for a moment, and maximize the space for just parking.

Mr. Hoaglund presented the concept of making it conducive for a farmer's market. Mrs. Gregory stated she doesn't think it is big enough. In response to Linda Fliss' question if that would conflict with matinees, Mr. Hoaglund stated the farmers are usually gone at 2 p.m. In response to Mr. Nelson's inquiry, Mr. Hoaglund indicated shoppers could park in the Commons and stated that DOT has agreed to look at pedestrian safety in downtown. Mr.

Nelson stated more discussion will be held at the next meeting when Mr. Hoaglund has shown the concepts from the City and how it relates to the theater, other activities and businesses. Greg Aker stated it sounds like most of the design will be done by the City and the Committee will wait for the conceptual.

Mrs. Gregory reported that when Centennial Park was first planned, it was hoped people would enjoy it as a passive park which was a cooperative venture with Titusville Garden Club and the City. Improvements made a sandy area into a garden spot and that was the only purpose for it. Mr. Hoaglund stated it is like the dock at Space View Park for which programming hasn't been figured out. He doesn't want to spend a lot of money creating another space he can't program. He commented that the plaza and the green space in the Commons never have been utilized to the extent envisioned when designed. Mrs. Gregory stated that one of the problems with the Commons area is that so many of the people who work in the area park there, there is no place for shoppers and restaurant patrons to park. Mr. Hoaglund commented that has been exacerbated recently with about 20 of the Towers residents parking in Commons due to painting at the Towers. Mr. Nelson commented that a lot of people don't realize the Commons is there. Mr. Hoaglund responded that the CRA has a signage program funded this year to correct that. Mr. Nelson noted that everything going on with the U.S. Space Walk of Fame and the former McCotter property will work to pull it all together. Then there can be programming and special events to attract more people.

There were no nominations as a result of Paul Nydam's inquiry about a electing chairman that night.

Linda Fliss inquired how often the Committee will meet. Mr. Hoaglund stated when he has something that is presentable, he will give a call and schedule the meeting. It was decided Mondays at 5:00 p.m. are good, except for Dr. Aker for whom 5:15 would be better. Mrs. Gregory suggested visiting the parking lot.

In response to Dee Whited's inquiry about Mr. Hoaglund's comment about a farmer's market and how that would alter the concept of a parking lot, Mr. Hoaglund stated he wanted to see if a covered area could be placed over some of the spaces which wouldn't take away spaces. This could be used for a farmer's market, and as a stage for evening concerts, and such. Sondra Ball noted it would also give a shaded area for groups such as KBB to organize a rally which is very important in hot weather.

Linda Fliss inquired if the Committee is going to discuss any aspects other than the parking lot. Mr. Hoaglund responded, not as this Committee, but thoughts and

comments are always welcome.

Mrs. Gregory asked about considering a farmer's market at the McCotter property. Mr. Hoaglund stated that is already a small 5 lb. bucket. Mrs. Gregory stated the parking lot is too small to put in a market and can see traffic being a nightmare there. Mr. Hoaglund stated one has to look at times and days of the week; Saturday morning traffic is pretty minimal. In response to Mrs. Gregory's inquiry, Mr. Hoaglund stated he had not been there on a Saturday morning lately.

Mrs. Page asked if there were any more comments or questions for staff and none were forthcoming. Mrs. Page noted the Sunshine Law again. Mr. Nelson explained the relationship whereby Brevard County Parks and Recreation is the City's provider for recreation so Parks and Recreation is both a County and City agency for providing programs and recreation needs. This is more cost effective as it avoids duplication of services. The reality is Parks and Recreation are as much a City agency so staff would like to do more cooperative things with downtown for special events, etc. County staff is happy to be here and sees Titusville to be as important as anything else the department does. Mrs. Gregory inquired who will maintain the area. Mr. Nelson replied that will be discussed with the City since there is no longer a lease involved.

Touring the parking lot was discussed. Mr. Nelson commented that if the meeting is advertized as starting with a tour of the parking lot, more public may attend. Following more discussion, it was agreed Mrs. Page will try to schedule the next meeting at 5:00 p.m. at the playhouse, then move to the parking lot. If that is not possible, then the meeting will start at the parking lot and move to the Brevard Room.

Mrs. Gregory asked if Mr. Hoaglund will give the dimensions of the property. He responded that was part of the survey for the purchase.

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**The meeting adjourned at 5:55 p.m. at the motion by Paul Nydam, seconded by Greg Aker.**

**AYE: Aker, Ball, Fliss, Gregory, Nydam, Whited**

**NAY: None Carried 6-0**

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Respectfully submitted,

Cheryl K. Page  
North Area Parks Operations Manager

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