

Equestrian Trails & Facilities & Mims-Scottsmoor Community Center Referendum Committee
Committees Appointed by the North Brevard Commission on Parks and Recreation (NBCPR)
Minutes of the Combined Committee Meeting held July 19, 2004, at 6:00 p.m., at the Mims-Scottsmoor Library

Equestrian Trails & Facilities

Members Present

Donna McCone, Chairman
Susan Canada
Sabrina Jeffers
Kay Miller
Winnie Woods

Members Absent

Connie Carswell
Jennifer Hill—excused
Mary Page, Vice Chair—excused

**Mims-Scottsmoor
Community Center**

Members Present

Lee Bird
Patti Franzetta
Andy Root
Lorene Shafer

Members Absent

Katherine Bonnici—excused
Shelly Kipp—excused
Carol Thompson—excused

Parks & Recreation Staff Present

Charles S. Nelson, Parks and Recreation Director
Cheryl K. Page, Assistant Parks and Recreation Director
Marsha Cantrell, Parks Support Services Manager
Terry A. Lane, North Area Parks Operations Interim Manager
Judy Inman, Administrative Secretary

I. CALL TO ORDER

Chairman Donna McCone called the meeting to order at 6:10 p.m.

The minutes of May 17, 2004, were approved at the motion by Lee Bird, seconded by Kay Miller.

AYE: Bird, Franzetta, Jeffers, McCone, Miller, Root, Shafer, Woods

NAY: None

Carried 8-0

III. STAFF REPORTS—None

IV. OLD BUSINESS

A. Mancini Property—Sites #6-7-8

Mr. Nelson reported the cost to perform the wetlands study is \$9530 and that the Mancinis do not want to share the cost. The Committee limited the expenditure to \$5000 for the County's share, so staff has come back to the Committee. The study could be done at the County's cost, or staff needs other directions.

Lorene Shafer inquired if there are any other locations to consider. Mr. Nelson responded, not at this point. Lorene Shafer made a motion to authorize a study which died for lack of a second.

Andy Root commented that \$10,000 is a lot of money for the acreage involved. He wanted to give the County credit for what they have looked at so far. This may be the best location for equestrians, but it would not be the first choice for the community center. Mr. Root made comments about types of equestrian facilities such as Wellington and various types/sizes of community centers, and suggested considering looking at additional combined or separate sites.

Chairman McCone noted the question came up at the last meeting if both of the projects would be better served by separating the committees. She also noted there are not funds for a Wellington-type facility. She also stated that another site might be more beneficial for the community center, more to the south with the population center.

Lee Bird noted that at the last meeting, Chuck Nelson stated he thought the Mancini land might not be viable for both projects and asked Mr. Nelson to explain what he saw. Mr. Nelson stated he has walked part, but not all of the site and that the maps themselves indicate there will be a high probability of problems. The copies of the wetlands and soil maps shown at the last meeting were distributed and discussed.

Sabrina Jeffers asked if there had been any discussion of the price of the land vs spending that amount of money for the wetlands study. Mr. Nelson responded that typically, one would want to know that information because it drives the negotiation for the price. The green areas on the wetlands map have some probability of being jurisdictional.

Mr. Bird wanted to discuss improved road access and noted in dividing the wetlands map into three blocks, block 1 (site 8 on map of March 15, 2004) is the only one on a road as Blounts Ridge doesn't go all the way through. There is improved road access at Aurantia. Mr. Nelson noted legal access includes Meadow Green but there would be a cost to improve for use. Access off Blounts Ridge is not feasible. Mr. Bird summarized that access would be only at block 1 without spending money for a road. It appears block 1 would be 50% wetlands. It was estimated block 2 (site 7 on map of March 15, 2004) is 60% dry, and block 3 (site 6 on map of March 15, 2004) is 30% dry. Mr. Bird observed that wetlands are blocking access to block 3 and Patti Lane goes through to the railroad tracks only. Discussion ensued on roads. Mr. Bird observed that it looks like the northern third of the property would be lost due to wetlands unless the wetlands were bridged. Using the information associated with the map of March 15, 2004, it was determined site 7 (middle) has 40.14 acres, site 8 (bottom) has 28.28 acres, and site 6 (top) has 23.18 acres.

Lorene Shafer noted previous discussion about separating the two committees. Chairman McCone commented that perhaps the committees are at a divergent path. Sabrina Jeffers suggested looking for something else suitable for both before separating.

Andy Root, in the best interest of moving forward, made a motion to separate the committees in order to go ahead on one or more separate sites. It would also allow each committee to look for land that is more suitable in size and location, and bring it back to the table if a site for both is found. The motion was seconded by Lorene Shafer. Patti Franzetta, Andy Root and Lorene Shafer voted aye. Sabrina Jeffers, Donna McCone, Kay Miller and Winnie Woods voted nay.

A point of order was raised to hear comments from the public. The Chairman noted no speaker cards were received from the public for public comment. Susan Canada stated she would like to hear public comment before voting.

Before votes were received from Lee Bird and Susan Canada, the motion and second were withdrawn.

The Chairman asked if the committees would like to discuss separating or clarify what each committee desires.

Lee Bird asked if there is enough land here (Mancini property) for an equestrian center. Acreage from an earlier meeting was reviewed. Chairman McCone indicated 20 acres was the minimum in early discussions and would be absolutely feasible for equestrians in a single-use facility. Sabrina Jeffers noted the lists were wish lists, and not everything may be able to be done. Chairman McCone reviewed 20+ acres were desired for the community

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center and athletic fields and went on to review discussion of the benefits of joint use. Patti Franzetta ask if that would be 20 cohesive acres (equestrian). Chairman McCone stated not necessarily so as there could be different areas for different functions. She noted it seems like proximity to U.S. 1 has become more important to the community center. Sabrina Jeffers stated that ideally it was to put the equestrian facility adjacent to the trail. Lee Bird agreed the community center should be closer to U.S. 1.

Winnie Woods commented that the committees have looked at only this one property and she feels the committees should have looked a little further. She doesn't have problem with this property as a horse person, but likes the idea of having the community center there too. Sabrina Jeffers commented that putting it together will save money.

Chairman McCone asked Mr. Root about his comments in an earlier meeting about property being developed.

Andy Root explained there is a contract on all the land from 5a south to the trailer park which includes sites 1-5 on the map of March 15. Mr. Bird stated that at the last meeting it was said that if the committees separated, #5 would be good for a community center. Mr. Root said the developer approached Scottsmoor about the development which is age restricted. Chairman McCone questioned youth-oriented athletic fields in an age-restricted community. Mr. Root responded that they are interested in getting along with the community. Chairman McCone asked if they made an offer of what they would be willing to do to be considered as a location for a community center. Mr. Root responded they didn't as he had nothing to go on.

Chairman McCone stated she wants comment on location for both activities. She noted that if a developer wants to participate, it might be a good idea. However, Walkabout is also a development which is talking with the County. It might be a place for the equestrian. It was noted it is an upscale community. Mr. Root noted there is a beautiful new community center in East Mims and site 5 it is about half way between the County Line and south line of Mims. Chairman McCone observed that site 5 would be more convenient for people in Scottsmoor, but not necessarily for those in Mims.

Public comment:

John Pine commented on the sites, saying that in the past 10 years most has burned to the ground and has been under several feet of water. There have been times it has been under a massive amount of water during his lifetime. He spoke of the need to look at the 100-year flood plan. He indicated he was referring to sites 6-7-8, but the others have had water as well.

Walter Pine spoke as follows:

- On the issue of splitting the committee, he stated the Equestrian Committee doesn't have the right to restrain the Mims-Scottsmoor Committee from separating.
- As to John Pine's comments, he would look at the 100-year storm plan because even the whole road has been under water.
- As to sites 6-7-8, it is the responsibility of the community center to be in the community. It might be more advantageous for the equestrians to be away from the population. He suggested the Scottsmoor area might lose more by the committees being together.
- As to location of the community center, he noted there is Cuyler Park and the Harry T. & Harriette V. Moore Cultural Center in Mims, but nothing is available in the north end. Scottsmoor residents use the fire station when they want to meet and they are entitled to similar support with a community center. It needs to be in amongst the citizens.
- If the equestrians are in the population area, what about people with allergies to horses and hay, and it is not good for an EMS center location.
- He spoke for splitting and going separate ways. When the Mims-Scottsmoor Committee votes in its majority, it has every right to leave.

Chairman McCone asked staff for clarification on the committees separating. Mr. Nelson indicated that Walter Pine is probably right.

Sharon Presley, who lives at the end of Lloyd Street, stated that the Aurantia Road property is wet. She has ridden horses to get on the railroad bed, and it is not the best place for horses' feet. She also related her

experience with the permitting process and noted the cost for extending roads. She stated the wetlands there are knee deep in rainy season. She asked if the committee had considered talking to the North Brevard Horseman's Club about combining the club. Chairman McCone responded that the desire is to have the facility adjacent to the trail in conjunction with the Metropolitan Planning Organization.

Thelma Roper spoke as follows:

- As to the wetland study, Department of Environmental Protection or St. Johns River Water Management District will flag wetlands which doesn't cost anything, but it does take some time to get it done.
- She requested a more detailed agenda for future meetings, particularly for discussion under old and new business.
- As far as the two committees, she thinks they should be split as they have totally different responsibilities under the Referendum and one is overshadowing the other.
- As to sites, she wouldn't have a problem with a large site. Patti Lane has a portion back to the railroad bed that isn't cut through yet, but it isn't a long distance.
- She stated the need to review more of the information for new members.

Chairman McCone invited additional comments from the public.

Bob Swan stated that 5a is dirt road that cuts down to Blounts Ridge which he has ridden which seems to him to be an easy access from the south and the north.

Sabrina Jeffers stated that she doesn't feel like either committee is overshadowing the other and noted the desire is to work together. She would like to have more community participation at the meetings.

Chairman McCone stated she is hearing a strong interest from Scottsmoor about the community center, and maybe there is a concern of that portion of the county being excluded. She noted the voter referendum didn't say Scottsmoor only or Mims only or in conjunction with anything. She wants to see it all work together. The whole idea of combining was to get more land to serve all, until last meeting when there appeared to be divergent interests, but she doesn't think there is any ill will. She stated she doesn't want to continue down an unproductive path.

In response to an inquiry by Chairman McCone, Mr. Nelson stated that the original meeting was called as a joint meeting of the two committees, and based on that, he believes either committee could choose to, in effect, go its own way and go back to its original mission.

Sabrina Jeffers noted the desire was for both facilities to be centrally located.

Susan Canada inquired how this would affect the money for each if the committees do separate. Mr. Nelson stated each would have their original dollar amounts.

Mr. Nelson noted that in looking for a large property, the focus has been on one property. The committees could go one more meeting as a group and talk about properties for each of the groups to complete their tasks. Mr. Nelson stated staff can go back and look for smaller sites. They may be in the same proximity, and not necessarily contiguous, but might have some synergies.

Lee Bird stated that after hearing public comment, he has concerns that it sounds like sites 6-7-8 are real wet. The EMS definitely needs to be in a dry area. He also hadn't thought of people with allergies. With that, he is beginning to discount sites 6-7-8 for a community center.

Ms. Canada noted the community center needs to be in a dry area and thinks they should be separate because horseback riding isn't good near main highways. She sees too many diverse issues for this remaining one committee.

Chairman McCone asked if there was enough information to call for another vote. Sabrina Jeffers stated she prefers to see what staff comes up with.

Lorene Shafer stated her impression early on was that the equestrian facility needs to be near the trail. Chairman McCone stated that in the same fashion as an EMS center was something desired for the community center, so the proximity of the equestrian facility to the trail would be desirable in order to work with what the MPO is doing. She sees divergence now. Chairman McCone stated she doesn't want to err on the side of holding back, but she also doesn't want rush ahead.

Lee Bird agreed with Mr. Nelson to wait one more meeting. He recommending limiting the community center and EMS to a major highway. Susan Canada agreed it should be near U.S. 1, but she doesn't want the equestrian facility near U.S. 1, so she doesn't see why the committees should meet together. Chairman McCone noted the heavy investment and agreed with Mr. Bird to have one more joint meeting.

Motion by Lee Bird, seconded by Patti Franzetta, for staff to conduct further exploration of smaller sites for the two committees, with the criteria that the community center be close to U.S. 1 or a major highway and the equestrian facility be adjacent to existing or proposed public lands.

AYE: Bird, Canada, Franzetta, Jeffers, McCone, Miller, Root, Shafer, Woods

NAY: None

Carried 9-0

B. Committee Attendance

Judy Inman reported that Shelly Kipp's address was entered incorrectly in the Referendum data base in 2001 and therefore Ms. Kipp had not been receiving all of the meeting notices. Ms. Kipp missed the first meeting because of work and is on vacation presently, but desires to remain on the committee.

It was determined the following not present at the meeting had excused absences: Katherine Bonnici, Jennifer Hill, Shelly Kipp, Mary Page, Carol Thompson.

At this point there was discussion regarding separating the committees which is recorded following committee appointments.

Gigi Henkel reported a vacancy on the Equestrian Committee with the resignation of Dan Matrazzo after the last meeting. Sabrina Jeffers noted that Carol Thompson wants to be on the Equestrian Committee, but went on Mims-Scottsmoor Committee pending an opening on the Equestrian Committee.

Motion by Sabrina Jeffers, seconded by Susan Canada, to replace Dan Matrazzo with Carol Thompson on the Equestrian Trails & Facilities Committee.

AYE: Bird, Canada, Franzetta, Jeffers, McCone, Miller, Root, Shafer, Woods

NAY: None

Carried 9-0

Motion by Lee Bird, seconded by Lorene Shafer, for Doris Geis to replace Carol Thompson on the Mims-Scottsmoor Community Center Referendum Committee.

AYE: Bird, Canada, Franzetta, Jeffers, McCone, Miller, Root, Shafer, Woods

NAY: None

Carried 9-0

C. Possibility of Committees Separating

Lee Bird asked if the Mims/Scottsmoor Community Center Committee could talk together about splitting. Mr. Nelson responded that discussion could occur in an advertised public meeting only, which this meeting is. Mr. Bird asked his fellow committee members if they would like to meet separately. Mr. Nelson recommended meeting together one more meeting. Patti Franzetta stated that would be good because the committee needs to get objectives that might be objectionable to the equestrians. Mr. Nelson stated that he thinks that the issues will become clearer as the land becomes known. There may be some synergies between the two sites, and that will be known after the next meeting. It was agreed to advertise the next meeting as a joint meeting, followed by the committees meeting separately.

V. NEW BUSINESS--None

VI. PUBLIC INPUT–Heard under Old Business.

VII. NEXT MEETING DATE

Motion by Lee Bird, seconded by Andy Root, for the next meeting to be on August 16 at 6:00 p.m.

AYE: Bird, Canada, Franzetta, Jeffers, McCone, Miller, Root, Shafer, Woods

NAY: None

Carried 9-0

VIII. ADJOURNMENT

The meeting adjourned at 7:34 p.m. at the motion by Lee Bird.

Respectfully submitted,

Donna McCone, Chairman

jbi