

**Mims-Scottsmoor Community Center Referendum Committee**  
Appointed by the North Brevard Commission on Parks and Recreation (NBCPR)  
Meeting of February 21, 2005, 7:00 p.m., at the Mims-Scottsmoor Library

Committee Members Present

Lorene Shafer, Chairman  
Lee Bird  
Patti Franzetta  
Andy Root  
Thelma Roper

Committee Members Absent

Doris Geis, Vice Chair  
Shelly Kipp

Staff Present

Charles S. Nelson, Parks & Recreation Director  
Marsha Cantrell, Parks Support Services Manager  
Terry A. Lane, North Area Parks Operations Manager  
Judy Inman, Administrative Secretary

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I. CALL TO ORDER

Chairman Lorene Shafer called the meeting to order at 7:07 p.m.

II. ROLL CALL

As listed above. Doris Geis' absence was excused due to illness. Staff will bring Shelly Kipp's absence to the attention of the NBCPR for replacement.

III. APPROVAL OF MINUTES

**Motion by Lee Bird, seconded by Thelma Roper, to approve the minutes of December 13, 2004, as printed.**

**AYE: Bird, Franzetta, Root, Roper, Shafer**

**NAY: None**

**Carried 5-0**

IV. STAFF REPORTS—None

V. OLD BUSINESS

A. Potential Properties & B. Fit at Parrish Park—Scottsmoor—Chuck Nelson reviewed that staff was asked to look at properties adjacent to Parrish Park—Scottsmoor. He distributed a drawing with 17 acres shown, and stated not that much would be needed for just a community center. Additional amenities such as tennis courts or swimming pool would need that acreage. Tracts are five acres, so it would be 15 or 20 acres. Mr. Nelson pointed out the land is very soggy to the West.

Copies of the drawing of the 18,000 sq. ft. community centers being built in South Brevard, which is the largest one the Department builds, were presented, along with those of the Cuyler

Community Center in Mims which is a about 13,000 sq. ft. plus an annex which was built later. Mr. Nelson stated that the 18,000 sq. ft. plan accommodates both and works better.

Mr. Nelson asked if the Committee preferred looking north or south and how much land is desired. The water treatment system and security trailer is in south and it may be drier. The road shown on the drawing probably would never go through. The center area on the drawing is all County ownership but was acquired in three parcels.

In response to an inquiry from Lee Bird about the amount of land required, Mr. Nelson stated he would feel comfortable with 10 acres.

Andy Root reported Condev Homes needs to make a decision by next week and he will contact Chris and see if they will sell. Mr. Nelson noted some of it is wet. Thelma Roper inquired if the retention area is large enough to support the building. Mr. Nelson responded that would have to be expanded. Retention was discussed. Mr. Bird inquired if less paving would be needed because there is already existing parking. Andy Root noted there is not enough parking now for community events. Mr. Nelson reported parking shown exceeds code, because code doesn't require enough parking. A paved travel way with grass parking can be used for occasional large events.

Thelma Roper inquired if the community center were on the south property, how would it configure around the ball field for entrance. Mr. Nelson responded north is a better location for access. The road to east is dirt and would need to be paved. Walter Pine stated improvements to dirt road would not come out of current funding. If traffic increases above a certain point, Roadways would have to pave it. Mr. Nelson reported it doesn't always work that way.

Lee Bird noted there is a well at north of ballfield. Mr. Nelson stated that is emergency non-potable supply for fire fighting put in by Public Safety. Andy Root stated lines can be run to the location of the building. Mr. Nelson stated it may be necessary to add pumps.

A member of the audience inquired about the wetlands, drainage for the septic system and how large a field would be needed. Mr. Nelson responded permitting would be required and the permeability of the soil is not great enough to just sink a septic system, so an elevated system is needed. Mr. Nelson couldn't state how large a field would be needed. He did say it isn't super expensive, but does takes up land.

Lee Bird inquired if an 18,000 sq. ft. building would definitely not fit on existing property. Mr. Nelson agreed it wouldn't unless the beautiful property to the east were destroyed.

In response to an inquiry from Chairman Shafer, Mr. Nelson stated the retention area would have to be determined from the natural flow.

Mr. Root will ask for 10 acres. Ms. Roper pointed out they should not be 10 wet acres. Mr. Root responded the developer plans to use the wetlands as a draw for the community. Mr. Nelson noted wetlands are a good buffer, as people want to live near parks, but not next to parks.

Walter Pine pointed out that at the last meeting there were questions about additional grants and asked if that had been looked into, as well as the question about mitigating some of the properties with Environmentally Endangered Lands (EELs) which may be the one that is most feasible.

Mr. Nelson explained mitigation is if wetlands are destroyed, there has to be compensation by replacing that somewhere else. While the EELs program buys endangered lands, using those lands for mitigation has not been an option for the Department. Discussion ensued between Messrs. Pine and Nelson regarding mitigation and requests for such to the Board of County Commissioners (BOCC). As to grants used, Mr. Nelson reported a FRDAP grant was used on the existing facility. There are other grants, and some are limited in number in the County. Walter Pine stated the BOCC needs to apply for matching fund grants. Mr. Nelson stated there are limits on what can be matched with what. To the extent that the Department can, it does. FRDAP can't be used to match Land and Water Conservation Fund. Discussion ensued. Mr. Nelson noted the projects compete County-wide.

Lee Bird inquired if the entire thing could be mitigated. Andy Root noted mitigation is too expensive and right now St. Johns River Water Management District allows development right up to the edge of the wetlands. Mr. Nelson noted development cost is much more expensive on wetlands. Realistically it is better to get land that can be developed.

Thelma Roper asked about other governmental properties and noted she believes some weren't shown on list last time. Mr. Nelson stated he asked the same question and was assured this is the list of properties. However he believes there are some scattered lots, but they may not be usable or valuable. He did say there are no large parcels.

Chairman Shafer noted governmental property can't be pulled up on the tax rolls. Mr. Nelson will ask staff to go back and do a more thorough search from a different source.

Mr. Nelson suggested if Andy Root contacts Condev, he put them in touch with Parks and Recreation Administration to begin discussion.

Thelma Roper requested a larger copy of the drawing of the community centers in South Brevard.

Walter Pine stated if this is going to be a shelter, there needs to be a provision for an uninterruptible power supply (UPS), an animal friendly area, an area for special needs with an extra sink near the sanitation areas. Consideration needs to be given for sanitation during an emergency, for storing medical waste, being ADA accessible and signage, and PA system. The special needs section needs double doors to the outside for an ambulance. Chairman Shafer stated that will come under review by the architectural design. In response to inquiries from Mr. Bird, Mr. Pine stated the UPS could be a generator and a room in the center would need to be designated as a special needs room. Mr. Pine stated there is no special needs shelter in North Brevard.

Mr. Nelson stated the discussion was getting into the level of Bob Lay's world vs recreation and there is a special needs shelter at Oak Park. The Department is in the recreation business first, and there is a spin-off benefit to design community centers to be used for hurricane shelter.

Hurricane shelters in the County don't have generators. The community centers are designed to withstand 170 mph winds, which is better than schools, and the centers are wired for generators. It is decided on a case by case basis if there will be a generator. Mr. Pine stated there are grants available that the Committee has not been told about. Chairman Shafer stated she is well aware of that, and the Committee is discussing original design and location and is not building the building tonight. Mr. Pine stated he can speak as he pleases under the First Amendment. Chairman Shafer stated he had more than extended his three minutes.

## VI. NEW BUSINESS

## VII. PUBLIC INPUT

Mr. Don Hawthorne inquired if the Referendum would be affected if more than 10 acres were purchased and if money will be swapped between this project and the Equestrian project. Mr. Nelson stated the 10 acres is a target number, and is not an issue as long as what is listed can be accomplished. Sharing of costs would only occur if both projects ended up on the same site. It is not part of the present discussion. Mr. Hawthorne noted that as to handicapped disabilities, the Red Cross has always been very helpful with Bob Lay. Chairman Shafer stated all buildings must be designed to meet ADA requirements. Mr. Hawthorne stated he believes one way in and one way out is required. Mr. Nelson stated he is not aware that is required for park development, but may be a threshold for a sub-division setting. The Department has a 112-acre site on Merritt Island with a single entry. From a park perspective, one access is better for security purposes.

Mr. Deitmar Unger stated concern about the wetlands and if mitigation is required, the ratio can be up to 4 to 1. Anything built as a substitute for the wetlands has to be maintained for a minimum of a year. He would like to see soil tests done before purchasing land. He spoke for getting the required amount of useable land. Mr. Nelson responded those are good points and staff looks at all those issues. The Department goes out of its way to avoid wetlands as the permitting agencies don't cut the Department any slack.

Walter Pine spoke regarding the grants, he does believe there needs to be a list of grants made so the public and the Committee are aware of what grants might be sought. In the design of building, some grants will pay for upgrades in regards to emergency situations without affecting current funds for the project. As to the Scottsmeer community, money is spent everywhere south of here, and the community has been left out in road building and parks. He would like to see some more communication, handouts, to let the community know plans, proposals. Someone might be willing to donate 20 acres.

Chairman Shafer suggested getting information to the community before the next meeting that they are welcome to come and give input. Andy Root stated the community just started a newsletter. Notices can also be posted at the Post Office and at the convenience store.

Mr. Nelson spoke to the grants Mr. Pine spoke of for hurricane hardening, stating Mr. Pine is correct in that FEMA and the Federal Government has provided dollars, and the Department has asked for funding, but has no assurance in the South Area. The funding is allocated by a group of municipalities as well as County representatives. The Department can ask even if it is not funded.

Mr. Pine suggested using volunteers to accomplish some of the construction tasks themselves, and suggested seeing if Habitat for Humanity would be willing to carry it under their program to carry insurance. Chairman Shafer noted Habitat for Humanity is struggling to stay in business up in this area.

Thelma Roper stated that one of the agencies gives a grant for improving/upgrading restrooms for ADA and asked if any of that applies to new buildings. Mr. Nelson stated ADA is required for new buildings, but there may be some dollars available for upgrades. There hasn't been a big history of that in Brevard.

Chairman Shafer reported she has been checking property in the area regarding the library which needs only five acres and has been attending some of the library meetings. Once the County Library Board is ready, they are prepared to do the funding. If the projects could be put together, fine, but if not, they will do it anyway. Andy Root inquired if that five acres is stand alone. Chairman Shafer stated it is usually stand alone. The library in Titusville is just under five acres. Mr. Nelson noted there could be some economy of scale. Chairman Shafer stated that probably wouldn't be feasible at this particular site. Mr. Nelson stated it could be discussed with them and if it would create more of a town center, they might be interested.

In response to an inquiry from Thelma Roper, Chairman Shafer reported probably a 15,000 sq. ft. library would be needed. The library in Titusville was 15,000 sq. ft. and is now 30,000 sq. ft.

#### VIII. NEXT MEETING DATE

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**The next meeting date was set for March 21, at 7 p.m., at the motion by Lee Bird, seconded by Thelma Roper.**

**AYE: Bird, Franzetta, Root, Roper, Shafer**

**NAY: None**

**Carried 5-0**

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As to replacing Shelly Kipp, Terry Lane explained the NBCPR meets the second Thursday of the month. Mr. Nelson stated it will be two meeting process for NBCPR to appoint a replacement because it can't be assumed they will replace Ms. Kipp. At the next meeting they will make a decision and then call for interested parties. Thelma asked what if they give her three more meetings. Mr. Nelson stated he doubts they will do that. Lee Bird encouraged anyone in the audience interested in serving on the Committee to fill out a card.

#### IX. ADJOURN

The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Lorene Shafer, Chairman

jbi