

Mims-Scottsmoor Community Center Referendum Committee
Appointed by the North Brevard Commission on Parks and Recreation (NBCPR)
Meeting of September 19, 2005, 7:00 p.m., at the Mims-Scottsmoor Library

Committee Members Present

Lorene Shafer, Chairman
Lee Bird
Douglas Chamberlain
Patti Franzetta
Robert Robbins
Andy Root
Thelma Roper
Gigi Henkel, NBCPR Liaison

Staff Present

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

I. CALL TO ORDER

Chairman Lorene Shafer called the meeting to order at 7:00 p.m. and welcomed Mr. Chamberlain and Mr. Robbins. It was noted Doris Geis passed away since the last meeting. Mr. Nelson explained due to the Sunshine Law members must vote on issues unless financial conflict is stated and members can't discuss things that come before the committee with another committee members. Walter Pine clarified members can discuss issues with the public but not with other committee members. Communication between committee members can be in the form of written communication and is preserved as a public record and available to the public. Mr. Nelson cautioned that a third party cannot be used as a conduit for discussion.

II. ROLL CALL--All present.

III. APPROVAL OF MINUTES

Motion by Lee Bird, seconded by Patti Franzetta to approve the minutes of February 21, 2005.

A YE: Bird, Chamberlain, Franzetta, Robbins, Root, Roper, Shafer

NAY: None

Carried 7-0

IV. STAFF REPORTS--None.

V. OLD BUSINESS

Potential Properties--Chuck Nelson thanked Andy Root for getting in touch with Chris Gardner of Condev. Mr. Nelson talked with Mr. Gardner today about possible acquisition of land adjacent to Parrish Park-Scottsmoor. Condev has closed on the property and will include the County in discussions for design and possible acquisition. The County is a small part of their interests, but we would have to fit into their whole plan which will not be immediate. Mr.

Nelson stated Mr. Gardner did mention the south side which is most desirable from a design prospective.

Mr. Nelson provided a list of public owned lands north of Titusville. Environmentally Endangered Lands (EELs) are not suitable for structures such as a community center because it is restricted by the original funding source. A mitigation site would be unusual for a construction project. EELs are in the north area (41 on map). There aren't a lot of publicly owned lands with access and other requirements that would be suitable for development for a center. Expansion of Parrish Park–Scottsmoor is the best direction now. Andy Root suggested getting a plat map for Condev that shows Parrish Park–Scottsmoor to help them fit it into the parcel. Mr. Nelson reported he discussed with Chris Gardner possible shared retention which is not uncommon in property adjacent to golf courses. It just has to be fair for everyone.

Lee Bird inquired how much is still available or useable in 3, 4 and 5 (Parrish Park–Scottsmoor) on the map. Mr. Nelson noted it wouldn't be desirable to develop the area at the school ruins because of the historic aspect. About 2/3s of the approximately 17 acres has been developed. There are probably about 4 acres of wetlands on the west and probably about 3 acres are left on the south end that could be developed.

Thelma Roper inquired about general landmarks for the Pinter Property. Mr. Nelson responded it is waterfront at the end of Lionel Road. The northern parcel is from Beach & Riverfront. The County was sued over southern part because of improper zoning. It is all wet.

Lee Bird inquired about the mobile home at Parrish Park–Scottsmoor. Mr. Nelson reported it is owned by the caretaker who is under agreement for security purposes. Mr. Bird asked if that is the south Mr. Nelson was speaking about. Mr. Nelson responded, there and a little to the west. Mr. Nelson presumed that if acquisition occurred to the south, the trailer could be relocated. It was relocated to benefit the park because of the location of the ballfield. Walter Pine inquired how much the ballfield is used and if there is a more suitable location for it. Mr. Nelson noted that grant funding was used to develop that and therefore may not want to change that. The ballfield benefits the whole site. Moving it may not be of any advantage. It would work out better there if there was more land to the south. Terry Lane reported people use the ballfield on weekends when families are there for activities. Mr. Nelson noted it will have more use when there is a community center.

Mr. Bird inquired about access if the trailer is there. Mr. Nelson stated will be part of the design and the County can relocate trailer.

Andy Root noted if the County is able to get Condev an actual plat of the area to show the actual boundaries and survey, it will be much easier for them to incorporate it into their overall design. Lee Bird suggested sending them copy of the drawing from the last meeting. Mr. Nelson stated the County probably has a boundary survey for the whole thing. Mr. Nelson will give them a copy.

Mr. Root reported Condev has been very good to work with and have worked well with the community. They do what they say they are going to do. Mr. Gardner made it clear to Mr. Nelson that they want the community involved in the discussions and is aware what is going on.

Mr. Root stated they are trying to incorporate into their plan as publicly used land, the same acreage that was going to be a golf course.

Mr. Pine suggested inviting Condev to the next meeting, which Chairman Shafer agreed was a great idea, and asked Mr. Nelson to do so. Mr. Nelson indicated it was a little premature to invite him to tonight's meeting. Thirty days may be a little quick, but Mr. Nelson will ask him. Chairman Shafer noted Condev develops nice properties, i.e. Meadows Ridge in south Titusville. Mr. Nelson noted they use a land development firm out of Tampa which is not inexpensive, so they are serious about doing a good job.

Thelma Roper supported the idea of someone from Condev coming to get a feel of what the committee wants even if they are not very far along. Mr. Nelson suggested it might be beneficial if a member of the committee were to work with himself and Condev. Mr. Bird inquired if that can be done under the Sunshine Law. There was discussion if one or two members constitute a public meeting.

Andy Root suggested inviting Chris Gardner to the next meeting who could share what Condev is looking for to compliment their community. Mr. Nelson cautioned the County is a small portion of their larger property, and the danger is they may get drawn into full-blown discussion with the community about development before they are actually ready to show something. He doesn't want to set him up. If he comes too soon, the audience trying to design their project which might kill their willingness to work with the County.

Lee Bird stated he thinks Andy Root should be the lead person to work on the committee's behalf with Chris Gardner that the committee wants to work with him. Mr. Nelson cautioned that Walter Pine believes one person can constitute a Sunshine issue. If he acts as a representative of the committee, as a conduit, there is a problem. If it is fact gathering only, there isn't a problem. Mr. Nelson withdrew his request to have a committee member meet with Chris Gardner. Mr. Nelson suggested committee members not contact the developer.

Thelma Roper stated her suggestion was to give him first hand information and for the committee to meet him. Then he'll have an idea in mind of what the committee wants when he is doing his design. Mr. Nelson stated he will invite him.

Chairman Shafer received an affirmative answer from Mr. Root to her question asking if Chris Gardner's family is involved in the project.

Walter Pine suggested the possibility of a preliminary meeting with him privately if it is an considered part of a negotiation issue for acquisition, but there must be minutes taken to be released in the future.

Mr. Nelson reported the Equestrian committee wants to change their October meeting to the fourth week. Mr. Bird noted that would create a conflict with the homeowners association which meets that night. Mr. Bird offered to bring that up at the homeowner's September 26 meeting.

Lee Bird stated his desire to make sure staff understands this is indeed the committee's first choice as far as location.

Motion by Lee Bird, seconded by Patti Franzetta, that the area surrounding Parrish Park–Scottsmoor be considered the first choice of location.

AYE: Bird, Chamberlain, Franzetta, Robbins, Root, Roper, Shafer

NAY: None

Carried 7-0

VI. NEW BUSINESS–None.

VII. PUBLIC INPUT

Walter Pine suggested, as moving forward, to come up with a second and third choice of location, because sometimes things don't work out. He hopes it goes well with this, but it can't be guaranteed.

Chairman Shafer noted the library selection is still on the back burner.

Mr. Nelson invited those present to Equestrian Facilities and Trails Referendum Committee meeting of October 24 (6:00 p.m.) when Mike Knight is going to talk about EELs and other lands being purchased in the area. Some EELs sites have disturbed areas that can be purchased by the department. This was done at South Beaches where St Johns was buying Indian River Lagoon property and the County bought 65-68 acres of orange grove that made the deal work for them, they did a lot of the work, and the County saved significant dollars.

Andy Root inquired if there is another out parcel Condev purchased. Lee Bird stated it is across from Johns Road.

Lee Bird stated Walter Pine had a good suggestion to look at more than one site, and asked if it was necessary to stay west of the railroad. He inquired about Scottsmoor Landing. Mr. Nelson reported there are mosquito impoundments, and privately owned land the owners are not wanting to sell. The community center needs to be west of the railroad and some of that is still pretty wet. Robert Robbins reported last year it flooded to Old Dixie (Hammock Road).

VIII. NEXT MEETING DATE

The preference for the next meeting is October 24. If the homeowners cannot change their meeting date, Mr. Nelson stated the meeting will be advertised for October 17. Mr. Nelson will invite Chris Gardner and will get him a copy of survey of the County's site. Mr. Nelson will also talk to Mr. Gardner about the mixed use site, or out parcel, but that would be more expensive property.

IX. ADJOURN

The meeting adjourned at the motion by Lee Bird before 8:00 p.m.

Respectfully submitted,

Lorene Shafer, Chairman

jbi