

## **MIMS-SCOTTSMOOR COMMUNITY CENTER REFERENDUM COMMITTEE**

Appointed by the North Brevard Commission on Parks and Recreation (NBCPR)  
Minutes of the Meeting of March 20, 2006, 6:00 p.m., at the Mims-Scottsmeer Library

### Committee Members Present

Lorene Shafer, Chairman  
Lee Bird  
Nicholas Rinaldi  
Robert Robbins  
Marieanne Syverson

### Committee Members Absent

Douglas Chamberlain–Excused  
Thelma Roper–Unexcused

### NBCPR Liaison

Gigi Henkel, NBCPR ex-officio

### Parks and Recreation Staff Present

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 6:02 p.m.

### II. ROLL CALL

Terry Lane introduced two new committee members, Nicolas Rinaldi and Marieanne Syverson. At the recommendation of Lee Bird, Douglas Chamberlain's absence was excused due to illness and Thelma Roper's absence was unexcused.

### III. CHRIS GARDNER–CONDEV HOMES

Chairman Shafer welcomed Chris Gardner of Condev Homes who in turn introduced Jim Park, head of development, who is a civil engineer and planner. Mr. Gardner related that Condev acquired the McIntosh Islands & Roberts Track. Mr. Gardner stated his company has been in discussion with the County, and North Brevard Parks and Recreation about a possible site for expansion of the existing park for a future community center. Drawings show 7.5 additional acres to accommodate the center. Mr. Gardner stated his earlier offer still stands to work with the County and this Committee on a donation of a site for the community center to make a flagship community. Condev is not as far along as they had hoped in the planning stages. Timing of this is good because Condev is trying to pin down the site plan. Mr. Gardner stated he is absolutely committed to making this work and wants to fit this into their site plan. The acreage is not a problem. Configuration is to be determined. Referring to the drawing of the 18,000 square foot community center, Mr. Gardner stated it far exceeded expectations of what the vision was for this area. About three weeks ago he went to Commissioner Scarborough as a courtesy to say Condev is working with the Committee. Mr. Gardner stated Condev is committed to Brevard County and this area. He understands the changing landscape of this area and will be sensitive to that. Mr. Gardner stated he thinks the Condev community will blend well with this. From the timing perspective, Mr. Gardner indicated Condev is motivated to get it ready for development. Mr. Gardner asked what the process is to get the County committed to the site. Mr. Gardner stated they are fearful of getting too far down the road in the site planning process and finding the site is not supported by the County or the Committee.

Mr. Lane noted this committee is advisory to the NBCPR. Recommendations from this committee go to the NBCPR who forwards to the Board of County Commissioners (BOCC). Mr. Lane pointed out the community center design shown is for the full state-of-the-art hurricane shelter which is over \$5,000,000 at current cost. Funding for the project is currently only \$790,000, which Mr. Bird noted was for land acquisition. Mr. Lane further noted it was for acquisition of 10 acres and for a softball field, soccer field, pavilion, playground, benches, and restroom. This particular site has all of the elements except for the soccer field. Mr. Lane explained the committee originally looked at 17 acres either to the north or the south, and the drawings presented tonight are condensed. Additional property for stormwater would be nice. The existing Parrish Park–Scottsmoor is about 17 acres. Mr. Bird noted the committee was looking basically to square off Parrish Park–Scottsmoor by adding 17 acres either to the north or to the south.

Chris Gardner shared that one of the things Condev had asked Mr. Nelson several months ago was an opportunity to use more of the upland acreage in the present Parrish Park-Scottsmoor. Mr. Lane noted that area could be used for a soccer field which is the only element identified in the Referendum that isn't there. Mr. Bird suggested using the outfield of softball field which would become a multi-use field. Mr. Bird stated he remembers the Committee preferred the southern location over the northern location. Jim Park asked how committed the Committee is to the site layout, how the number of parking spaces were generated and if all those are cast in stone. Condev was already considering developing the areas to the north and south in their current plans. The elements could be incorporated, but not in the configuration shown tonight in terms of parking layout. Mr. Bird stated he thinks the only thing the Committee is pretty firm on is an 18,000 square foot building with enough parking to support the building and ballfields. Mr. Park pointed out that in the southern layout, the main entrance is essentially going off into undeveloped area which would require a road/driveway network. Later in the meeting Mr. Lane stated Mr. Stoms was told not to be concerned with access roads at this point. If the building were oriented across the road to the east of the pond, access would be available from Berlin which later was noted to be a dirt road. However, some of the parcels are not controlled by Condev. Mr. Bird personally thanked Condev for their very generous offer of working with the Committee and noted anything Condev comes up with beats what the Committee has in hand. Mr. Gardner suggested Condev working with Parks and Recreation staff planner. Mr. Bird stated he believes the Committee in the past identified a location adjacent to Parrish Park-Scottsmoor as their number one choice which is as far as the Committee can go until there is an offer of property on the table. Chairman Shafer indicated she thought the Committee could make a recommendation later in the meeting.

Mr. Gardner suggested having Jim Park and Parks and Recreation staff meet. Mr. Park would bring a survey to look at a site plan. Mr. Bird noted the community is concerned about not disturbing the old school ruins north of the pond. Mr. Robbins suggested flipflopping the plan to put the parking lot towards the ballfield and the building against Berlin Street. Mr. Park stated that now that there is more information on the building footprint, perhaps Condev can do what is optimum for both the site development of the building and Condev's concept for their community. Mr. Lane noted the building design is by Rood & Zwick. Gigi Henkel inquired if this footprint has been adopted by the Committee. Mr. Bird noted the Committee hasn't seen any other footprint. Mr. Bird remembered Mr. Nelson saying the pond and caretaker can be relocated in order to share drainage needs of the community center and Condev. Mr. Bird stated there still needs to be a soccer field and he would like to have space for a second pavilion. Jim Park asked if the site needed to be determined before funding for the building. Mr. Bird stated he was sure that was true because the Committee was charged with finding a site for the building. Mr. Lane stated the Committee could adopt a community center plan. Mr. Lane stated the building needs to be thought of as phase two because the \$5,000,000 plus funding is not there. If the site is identified with infrastructure, the master plan would be for all elements at the site. Mr. Robbins inquired the capacity of the building and how many homes Condev is building. Mr. Gardner stated McIntosh Homes is approved for 873 homes. Mr. Robbins asked if it is an elderly community. Mr. Gardner stated it wasn't approved that way, but it could be an adult or age-restricted community. Mr. Robbins would like to have a hurricane shelter for those elderly people. Mr. Lane didn't have the number the center would house in an emergency but will bring it back to the Committee. He noted this design is for a before, during, and after hurricane shelter with its own generator system and to withstand winds of 170 mph. The

gym probably is just under 400 people for a normal situation. Mr. Robbins noted if comes down to grants, it may help if it is for parks and the community.

Mr. Gardner asked what the process is from identification of need, to funding, to land being deeded to the County, and if this is a phased project. Mr. Lane noted the \$5,000,000 or so cost is based on what is currently being built at the 20-acre Sharpes Community Park which has the community center in phase one and the park elements similar to this project in phase two. Discussion ensued about required acreage and it was noted each site would have different drainage requirements. Chairman Shafer noted it is of prime importance to have such a facility in North Brevard. Mr. Robbins stated he would like to see it done in one phase. Mr. Gardner asked the timing. Mr. Lane stated if this Committee accepts Condev's recommendation for donation, it would go to the NBCPR and then taken to BOCC within 30 days thereafter. Donations must be accepted by the BOCC. Mr. Gardner indicated that would give time for Mr. Park to get together with staff. Mr. Gardner stated Condev is a way out from starting, but this would help.

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**Motion by Nicholas Rinaldi, seconded by Lee Bird, for Jim Park to get together with Parks and Recreation planning staff as soon as possible to bring it back to the Committee in April. The roll call vote was unanimous as follows:**

**AYE: Robbins, Syverson, Shafer, Lee, Rinaldi**

**NAY: None**

**Carried unanimously**

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Mr. Bird suggested using the 18,000 square foot community center as a guide.

Marieanne Syverson inquired of Mr. Gardner his goal for the development. Mr. Gardner indicated Condev is behind schedule for what they had hoped. Breaking ground the first of 2007 was anticipated, but that won't happen. It would be fortunate to have the first phase permitted by the middle of 2007, which would be a master site plan and might be aggressive because of the magnitude of the project and all that is going on in Brevard County. It could be well into 2008 before seeing activity. Chairman Shafer, on behalf of the Committee, thanked Jim Park and Chris Gardner for taking time out to come to the meeting.

Marieanne Syverson inquired if the NBCPR could say no. Mrs. Henkel said that is not very likely with free donated land. Discussion ensued on size of the Condev project.

#### IV. APPROVAL OF MINUTES

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**The minutes of February 20, 2006, meeting were approved as written at the motion by Lee Bird, seconded by Robert Robbins.**

**AYE: Lee, Rinaldi, Robbins, Shafer, Syverson**

**NAY: None**

**Carried 5-0**

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V. STAFF REPORTS—Chairman Shafer thanked Mr. Lane for presenting the drawing of the community center. Discussion ensued on the drawings. In response to an inquiry from Lee Bird, Terry Lane explained he thinks the open area on south layout between the park is for easements for utilities and infrastructure. Chairman Shafer noted easements could be vacated. Mr. Bird would like to see the community center closer to Parrish Park-Scottsmoor. Discussion ensued.

#### VI. OLD BUSINESS

Mr. Bird inquired about the money charged to project budget for design. Mr. Lane reported he asked the finance manager today about the \$600 and change. When the community center plan was approved and adopted by other committees, it was decided this design would be spread through all the Referendum projects that had community centers. Mr. Bird pointed out the Committee has not picked that design. Chairman Shafer stated the Committee only makes recommendations; the Committee is not responsible for the money. Mr. Lane stated this allows the cost to be spread among several centers which is a great cost saving. Chairman Shafer noted Rood & Zwick's designs are very workable from her experience with libraries.

Mrs. Syverson inquired what happens to the \$790,000 if the land is donated. Mr. Lane indicated the money is identified for this project. The only elements missing at Parrish Park–Scottsmoor are the soccer fields and community center. The money could be put into infrastructure.

Chairman Shafer stated her pleasure that the new members were chosen and thinks the Committee can work well together.

#### VII. NEW BUSINESS–None

#### VIII. PUBLIC INPUT

Mr. Bird thanked the public for coming.

Tom Sanders moved to Mims about a year ago from Rockledge where he lived for 32 years.

Shawn Bayer inquired about property off of Wiley that was talked about last year. Mr. Lane reported he heard they were looking at a gated community off of Wiley. Mr. Bird reported he saw they were fertilizing the orange grove there, so development probably isn't this year.

Marieanne Syverson inquired about an update on the Volunteer Fire Station. Mr. Lane stated that is under the property management of Brevard County Fire Rescue. Fire Station 21 is being built on U.S. 1, but it is probably several months away from completion. Mr. Lane reported he received a letter from the Scottsmoor Community Association, but the property is not under Parks & Recreation management. Mrs. Syverson will refer questions to Chief Farmer.

#### IX. NEXT MEETING DATE

It was agreed the next meeting will be April 17 at 6:00 p.m. The Equestrian Trails & Facilities Committee will be taking a tour to three equestrian trail heads in South Brevard on March 25.

#### X. ADJOURN

The meeting adjourned at 7:02 p.m.

Respectfully submitted,

Lorene Shafer, Chairman

jbi