

**MIMS-SCOTTSMOOR COMMUNITY CENTER REFERENDUM COMMITTEE**  
Appointed by the North Brevard Commission on Parks and Recreation (NBCPR)  
Minutes of the Meeting of August 3, 2009, 6 p.m., in the Brevard Room of the  
Brevard County Government Center North, Titusville, Florida

Committee Members Present

Lorene Shafer, Chairman  
Lee Bird  
Douglas Chamberlain  
Robert Robbins

Committee Members Absent

Dr. Nicholas Rinaldi—Resigned  
Thelma Roper  
Marieanne Syverson—Unable to attend

Staff Present

Holly Pardi, Land Acquisition Supervisor, Public Works Department  
Marsha Cantrell, Parks Support Services Manager  
Terry A. Lane, North Area Parks Operations Manager  
Jeff Davis, Recreation Superintendent  
Jill Hill, Recreation Program Coordinator

I. CALL TO ORDER

Chairman Lorene Shafer called the meeting to order at 6:00 p.m..

II. ROLL CALL

Terry Lane reported Thelma Roper made a statement that she may resign but has not done so officially and staff has been unable to contact her. Marieanne Syverson had an accident and broke her leg. Nicholas Rinaldi sent an email resigning as he is spending a lot of time in Tampa with his daughter.

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**Motion by Lee Bird, seconded by Doug Chamberlain, to excuse the absence of Marieanne Syverson due to a broken leg.**

**AYE: Bird, Chamberlain, Robbins, Shafer**

**NAY: None** **Carried 4-0**

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III. APPROVAL OF MINUTES

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**Motion by Lee Bird, seconded by Doug Chamberlain, to approve the minutes of May 1, 2008.**

**AYE: Bird, Chamberlain, Robbins, Shafer**

**NAY: None** **Carried 4-0**

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IV. PRIORITIZATION OF POTENTIAL PROPERTIES

Terry Lane drew attention to the documents available and reported a correction on #7 Whitten Property in that staff found out just before the meeting that there are some flagged wetlands on the property. Utility costs were done in 2007, but are still close. The NBCPR requested this committee prioritize the list before the NBCPR meeting of August 13.

Marsha Cantrell reported that after the NBCPR directed staff to determine interest of sellers on available

properties, staff used the per acre value from the Marr property appraisal at \$33,500 for residential and \$87,120 for commercial to make offers for up to approximately 10 acres on the properties. Ms. Cantrell reported the Salib property was what was originally slated for the Referendum purchase, but an agreement on appraised value was not reached at that time. Ms. Cantrell listed the responses as follows:

#1 Salib—Dr. Salib accepted the offer of \$470,000 for 10.38 acres.

#2 Rust—The family counter offered as shown on report.

#3 Marr—The County is no longer negotiating with them which the family regrets, but they still disagree with the appraised value offered.

#4 & #5—AG Ventures counter offered \$344,380 for 10.28 acres.

#6 Vero-Pittsburg counter offered \$951,360 for 10.28 acres because they already have a PUD. Ms. Cantrell reported the roads in the PUD are private which would be an issue with private roads leading to a public community park.

#7 Whitten—The Whittens initially counter offered, but have since accepted the County's offer of \$335,000 for 10 acres. However, staff found out just before this meeting that there are existing flagged wetlands on the property.

#8 Olson/Sorenson counter offered \$990,000.

Ms. Cantrell explained the offers are contingent on an appraisal that will support the offer. If the appraisal goes up or down, the offer would move accordingly. Offers are also contingent on approval by the NBCPR and the Board of County Commissioners (BoCC).

Ms. Cantrell pointed out access to the Rust property from U.S. 1 is Glenn Road, to Folsum.

Terry Lane noted the waterline goes to Lionel and sewer goes to just north of Hwy 46 and the road just south of Kelly. Mr. Lane reported he received a few emails ranging from “don’t spend any money to buy any property,” to a couple of emails inviting citizens to come today to support the Whitten property.

Ms. Cantrell indicated appraisals will dictate the selling price and conditions such as wetlands and other environmental concerns will affect the price.

#### Public Comment

Arnold Benson, a member of the Scottsmeer Community Association, but was speaking a resident in favor of the Property #1--Salib. His comments are attached to the minutes with the major points being: Property #1 was the original preferred site chosen by the County. The Mims/Scottsmeer Library and Pinewood School are adjacent to it. It is the safest location for community center. It is the closest location to Scottsmeer. There are already two community centers in Mims.

Fred Kusterer of Mims Community Group reported he had a few emails supporting the Whitten property and asked those of his group present to stand. The group felt the Whitten property is best because it abuts the trail. It is closest to population center of the area to be serviced. There is a need for a hurricane shelter with water and sewer and sewer to Salib would be as much as the property but would be little cost to Whitten. It has nice oak trees. The ultimate dream would be to have the library across the street.

Sarah Woodring resident of Scottsmeer, spoke for the Salib property as being more accessible to residents of Scottsmeer.

Brian Bowers spoke in favor of the Salib property.

Richard Ceballos of Scottsmeer spoke in support of the Salib property as being centrally located to Mims and Scottsmeer with good access from U.S. 1.

Barbara Morehead of Scottsmeer spoke in favor of the Salib property and noted if an independent sewer system is good enough for Pinewood Elementary and the library, it surely is good enough for the community center and should not preclude the Salib property.

Kate Perez of Scottsmeer spoke in favor of the Salib property and noted there is nothing for Scottsmeer teens other than the library and can be accessed by bikes on safe back roads.

Glenda Ceballos of Scottsmeer spoke in support of the Salib property due to proximity to Scottsmeer.

Thomas Perez of Scottsmeer spoke for the Salib property and noted sewer systems are less costly than was mentioned earlier.

Bobby Mutter of Scottsmeer spoke in support of the Olson property because it is in a hub zone with possible access from U.S. 1, Marigold and an abandoned road on north side where the County owns property. It also has a valuable coquina pit in the back.

Ginger Meyer stated she was not present to speak for or against any property but is the registered agent, power of attorney and realtor for the Vero-Pittsburg property and wanted to correct information from the County. On drawing #6, the 5-acre parcel adjoining has been platted on U.S. 1 which would give access from U.S. 1, Latimer and Folsum. The infrastructure has been put in and abuts the trail with roads and utilities and is fully cleared. Only phase 1 has been developed, so the back 10 acres shown here have not been developed yet. Ms. Meyer reviewed the subject parcels on the map at the request of Lee Bird.

Dwight Seigler, president of East Mims Civic League, reported the league unanimously supported the Whitten property in their meeting last week.

#### Committee Discussion

Lee Bird asked for confirmation of location of the 10.28 acres of Vero-Pittsburg property for which the County made an offer. Ms. Cantrell indicated it is outlined in red on the aerial and in the counter offer the items mentioned by Ms. Meyer were explained and included 30% of the development costs. The counter offer is for 10.28 acres somewhat adjusted and does not have direct U.S. 1 frontage. Ms. Cantrell confirmed for Robert Robbins that the map does not depict the counter offer. Ms. Cantrell reported the counter offer includes access through their subdivision with a traffic signal at U.S. 1. Ms. Meyer indicated there is a lake in the center with the back undeveloped so the 10.28 acres offered will not be rectangular and has no roads. Access would be through the subdivision.

Mr. Bird noted there is a paper from April 2007 that shows 9750 feet of wastewater line from where it ends to the Salib property that would not be a dedicated line but would actually benefit the residents along the line, however it looks like the \$345,000 would all be charged to Property #1. Mr. Lane stated he remembers that when there was discussion about property for library and community center, Dick Martens came up with the number, but there are no such plans at this time. Mr. Bird asked if the sewer system at the school and library could include the community center. Mr. Chamberlain responded it would require a lift station and would create a problem when used simultaneously.

Mr. Bird asked about properties #4 and #5 being combined. Holly Pardi responded the County made an offer for #4 that was not accepted. The only offers AG Ventures accepted were for portions of #5a and #5b. Mr. Bird noted those do not have access from U.S. 1. Ms. Cantrell stated it would be from Wiley Road.

Mr. Bird reported from Hwy 46 the turnoffs from U.S. 1 for Harry T. Moore and Cuyler Park are 5/10ths of a mile. If a circle was drawn from Hwy 46 and U.S. 1 with a .5 mile radius, it would include properties #7 and #8, so if one of those were chosen, there would be three community centers within a half a mile of the intersection. He questioned how many community centers Mims needs.

Mr. Bird noted the committee is charged with recommending a location, but the community center itself is down the way. Terry Lane reviewed the history of Referendum and the scope being reduced to make it affordable which eliminated the community center but provided for land acquisition of 10 acres, softball field, soccer field, 40'x60' pavilion, playground and benches, parking and restroom for a total of \$790,000. The committee's task is to recommend to the NBCPR the priority of properties desired. The NBCPR will look at the list which they will follow or change, and make a recommendation to the BoCC.

Chairman Shafer asked the committee members to make a recommendation of first, second and third priority.

Mr. Bird recommended Property #1—Salib as first, Property #7—Whitten as second but is too far south, and Property #2—Rust as third.

Doug Chamberlain spoke for Property #1—Salib, then Property #6—Vero-Pittsburg, and then Property #2—Rust. The residents of Mims go to Burkholm and there

are a lot of homes in that area so Mims is represented as well.

Robert Robbins listed Property #1—Salib as first, then Property #2—Rust, and then Property #3 Marr. He noted the existing community centers within a half mile of Hwy 46 and U.S. 1 and suggested keeping Scottsmoor in mind. He noted in addition to the children, there are seniors in Scottsmoor as well. Mr. Robbins subsequently listed #1, #6 if there is correct information, and #2.

Chairman Shafer agreed with the other committee members that Property #1—Salib is the choice.

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**Motion by Lee Bird, seconded by Robert Robbins, to choose Property #1—Salib as the first choice.**  
**AYE: Bird, Chamberlain, Robbins, Shafer**  
**NAY: None** **Carried 4-0**

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**Motion by Lee Bird, seconded by Doug Chamberlain, to eliminate Property #3—Marr as negotiations have been suspended.**  
**AYE: Bird, Chamberlain, Robbins, Shafer**  
**NAY: None** **Carried 4-0**

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Mr. Lane gave the current balance for the project as \$732,737 after previous appraisals.

Mr. Bird spoke about the circuitous access for Property #2—Rust, but noted it is on the trail and therefore would be better for the equestrians rather than a community center that needs to be accessible from U.S. 1. He stated he would have Property #2 lower on his list.

Doug Chamberlain agreed with Lee Bird on #2, which would also require contending with the golf course.

Mr. Bird stated he likes the location of Property #4 but that was not in the counter offer.

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**Motion by Lee Bird, seconded by Doug Chamberlain, to eliminate Properties #4 and #5—AG Ventures.**  
**AYE: Bird, Chamberlain, Robbins, Shafer**  
**NAY: None** **Carried 4-0**

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Ginger Meyer showed an aerial of #6. Ms. Cantrell pointed out their counter offer of \$951,360 is greater than the budget available.

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**Motion by Lee Bird, seconded by Robert Robbins, to eliminate Property #6—Vero-Pittsburg.**  
**AYE: Bird, Chamberlain, Robbins, Shafer**  
**NAY: None** **Carried 4-0**

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Mr. Lane suggested the committee look at the counter offer for Property #8—Olson/Sorensen.

Donald Morrison asked to speak. The chair directed him to complete a card after speaking. He spoke for not eliminating Property #8—Olson/Sorensen noting it is close to shopping on Hwy 46, but negotiations would be needed on the price. Mr. Bird noted negotiations were not done in a timely manner and that it is for 8.6 acres, and most is zoned residential. Bobby Mutter reported the first 300' is zoned BU-1 (commercial) and the back portion is zoned residential. Mr. Bird stated he thinks it is too far off the target.

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**Motion by Lee Bird, seconded by Robert Robbins, to eliminate Property #8—Olson/Sorensen.**

**AYE: Bird, Chamberlain, Robbins, Shafer**

**NAY: None** **Carried 4-0**

Mr. Bird noted the only remaining properties are #1, #2, and #7, with #1 already designated as first, and spoke for #7 as second choice.

Robert Robbins stated he knows it doesn't look good that the whole committee is from Scottsmeer, but he grew up in Titusville, moved to Mims and because it got too big, moved to Scottsmeer. He spoke for being fair to everyone and to think about the price, think about kids and the elderly, a place for meetings, and a place for emergencies. He stated Property #1—Salib is his choice.

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**Motion by Robert Robbins, seconded by Lee Bird, for Property #7—Whitten as second choice.**

**AYE: Bird, Chamberlain, Robbins, Shafer**

**NAY: None** **Carried 4-0**

Ronnell Burgamy who lives on Folsom asked for reconsideration of the Rust property that is accessed through residential areas on two-lane roads and would require an amendment to the agreement for crossing the railroad. He stated Folsom cannot handle the traffic. It would back up to the Taylor property that has a new \$350,000 house and the area is zoned 2.5 acres. The problems are the shape of land is bad, there is no access from U.S. 1, and it is dangerous to bring traffic through a residential area.

In response to an inquiry from Fred Kusterer, Ms. Cantrell stated AG Ventures did not accept the offer for #4 and came back with offers for #5a and #5b.

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**Motion by Lee Bird, seconded by Doug Chamberlain, to eliminate Property #2—Rust.**

**AYE: Bird, Chamberlain, Robbins, Shafer**

**NAY: None** **Carried 4-0**

Mr. Bird stated therefore, the committee can only recommend two properties. Mr. Lane stated that will be taken to the NBCPR on August 13, at 5 p.m., in this room, and staff will try to have the minutes prepared before that meeting.

V. PUBLIC INPUT—None.

VI. ADJOURN

The meeting adjourned at 7:25 p.m. at the motion by Lee Bird, second by Doug Chamberlain.

Respectfully submitted,

Lorene Shafer, Chairman

jh/jbi