

## **SAND POINT PARK REFERENDUM COMMITTEE MINUTES**

Minutes of the Sand Point Park Referendum Committee, appointed by the North Brevard Commission on Parks & Recreation, meeting held Thursday, October 4, 2001, in the Brevard Room at the Brevard County Government Complex North in Titusville, Florida.

### Members Present

Francis Reilly, Chairman  
Jackie Gregory  
Neta Harris  
Carl Jones  
Charlie Mars  
Mary Ann Pace  
Judy Renaud  
Ken Thomas, Vice Chairman  
Ken Carlson (Ex-Officio NBCPR)

### Members Absent

Bob Giffen, Bill Pickens, Heie Simonsen, Randy Woodruff (Ex-Officio City)

### A&E Present

Woody Rice, P.E., Honeycutt & Associates, Inc.

### County Staff Present

Charles S. Nelson, Parks & Recreation Director  
Chuck Mays, Construction Coordinator  
Cheryl K. Page, North Area Parks Operations Manager  
Judy Inman, Administrative Secretary

### City Staff Present

Wes Hoaglund, Redevelopment Specialist

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### I. CALL TO ORDER

Cheryl Page welcomed the committee members and introduced staff, Chuck Nelson, Judy Inman, and Chuck Mays who is the project manager for onsite inspections. The committee introduced themselves as follows:

- Ken Carlson is the representative from the North Brevard Commission on Parks and Recreation.
- Francis Reilly is the public relations officer for the U.S. Coast Guard Auxiliary, and also belongs to the Titusville Yacht Club, the Sand Point Flag Memorial Committee and Challenger Memorial. He also participates in Flag Day activities at Sand Point.
- Mary Ann Pace attends picnics at Sand Point and is a member of North Brevard Beautification Commission and the Titusville Garden Club.
- Charlie Mars is president of the U.S. Space Walk of Fame and has a vested interest in Sand Point Park, particularly with the future Shuttle Monument. He has been a citizen of Titusville for 33 years.
- Carl Jones, a 45-year resident of Titusville, is a member of the Titusville Yacht Club, and is concerned that something really nice is done with the park.
- Neta Harris a 31-year resident of Titusville has been in the business community since 1975, presently with creative store.com, and is coordinator for Brevard Nature Alliance. She is active in the Chamber of Commerce and other associations. She was interested in being on any committee, asked for Chain of Lakes, but Cheryl Page convinced her she should sit on this one. She enjoys family activities at Sand Point Park and the Indian River Festival. She is interested in seeing updating and upgrading of the park for business coming into Titusville to enjoy.
- Jackie Gregory has been interested in Sand Point for a long time, who, along with others, has been looking at plans and thinks it is a jewel that needs to be polished. She is here to help polish. In all the years she has been looking at the park, the one thing that has been lacking is money. Now there is money.
- Judy Renaud has been a citizen of Titusville for over 20 years and is interested in Sand Point because when she worked for the City of Titusville, she actually took rentals for the park and has a historical knowledge, particularly for the Valicenti Pavilion. She is a member of the Flag Committee which sponsors two events there. She has a vested interest to upgrade and enhance the park.
- Ken Thomas is a life-long resident of Titusville. Several years ago he spearheaded a sports complex project for Titusville. Titusville needs a show case. He is here to do whatever he can to get it going in the right direction.
- Wes Hoaglund attended for Randy Woodruff. Mr. Hoaglund is the City Redevelopment Specialist and has been

involved with Sand Point for 13 years. He is interested in drawing people downtown and would like to see the design to accommodate festivals and events rather than having to work around things in the park. He sees lots of potential and the park is very important to downtown.

Chuck Nelson introduced Woody Rice who is the project manager and volunteered to be present. Honeycutt & Associates has the design contract and wants to know what the committee wants in the park design.

Those present in the audience introduced themselves as follows:

- Cecil Cornish, present in the audience, has been an employee with Titusville for 22 years. He is interested in what happens as an employee and as a resident. He remembers when it was a trailer park. He is looking forward to this project and others going on in town.
- Rick Manning is vice president of Titusville Little League which will be vacating the area. He is interested in the project and how the committee works.

Cheryl Page reviewed the introductory packet, summarizing the Sunshine Law. All discussion between committee members and all committee decisions must be in a public forum and violation is a criminal offense.

Charlie Mars asked about the Space Walk of Fame discussing in their meetings what they would like to see in Sand Point. Cheryl Page indicated that would be okay as long as another Sand Point Committee member was not present. One would have to be excused from room. Chuck Nelson stated it could be advertised as a meeting and a staff member be sent to take notes.

In response to an inquiry from Jackie Gregory, it was suggested questions to the A&E be funneled through staff. Mr. Nelson stated probably that is the most strict interpretation of the Sunshine Law, but suggested giving staff the opportunity to keep committee members out of trouble.

In response to Charlie Mars' inquiry about letting absent committee members know what happened at a meeting, Mr. Nelson recommended calling staff. Cheryl Page suggested calling her.

Neta Harris inquired what if someone on another committee asks how the Sand Point Committee is coming along. Mr. Nelson stated they won't have a vote on this committee and Sand Point Committee members won't vote on their committee. He encouraged committee members to speak with the community.

Wes Hoaglund explained the intent of the Sunshine Law is that members not discuss issues behind closed doors and the public not know how they came to a decision.

Mrs. Page & Mr. Nelson noted the committee members must vote unless a financial conflict of interest is stated. Generally Roberts Rules of Order are followed except in abstaining from voting.

## II. ELECTION OF COMMITTEE CHAIRMAN & VICE CHAIRMAN

**Francis Reilly was elected as chairman at the nomination by Charlie Mars, seconded by Carl Jones. There were no other nominations.**

**AYE: Gregory, Harris, Jones, Mars, Pace, Reilly, Renaud, Thomas.**

**Nay: None**

**8-0**

**Ken Thomas was elected vice chair as follows: Jackie Gregory nominated Ken Thomas as vice chairman, seconded by Mary Ann Pace. Judy Renaud declined her nomination by Charlie Mars. Charlie Mars nominated Neta Harris, seconded by Ken Thomas. There were no other nominations.**

**Six voted in favor of Ken Thomas: Gregory, Harris, Jones, Pace, Reilly, Renaud.**

**Two voted in favor of Neta Harris: Mars, Thomas.**

## III. STAFF REPORTS--None.

## IV. NEW BUSINESS

Chuck Nelson stated the purpose of this committee is to think the great thoughts and dream the dreams of what Sand Point Park can be. He displayed an aerial showing current uses. The process will include discussing issues related to utilization of park and discussing possibilities. This will generate ideas to start to focus on at the next meeting, and do research. Mr. Nelson stated he is fairly comfortable that the Little League will move to a new location; the

details of where will be worked out. The timing is the only issue that will impact the Little League. The Little League must have their new facility before moving out. The design and permitting process will begin, but construction can't begin until Little League is at their new location.

Mr. Nelson continued by saying, Sand Point Park is unique to Referendum with a nice round number of \$1,000,000 and description basically gives a blank slate. The committee can say what is important for the park and to the community. There are no constraints. He noted some of the shoreline stabilization was done through FEMA. There is no such thing as a bad idea. Honeycutt & Associates will get the ideas down to the final plan for the committee to approve.

Upon a request from Charlie Mars, Mr. Nelson outlined the boundaries of Sand Point Park. Woody Rice stated he has a new aerial. The area in front of the boats on access road is right of way. Wes Hoaglund reported the park has 25 acres including up to the tip of the peninsula.

Mr. Nelson reported the large pavilion was renovated and improved in the last couple of years. Rest rooms probably need to be replaced as they probably do not meet ADA requirements and the smaller pavilions could go. Charlie Mars inquired about the Upland Building. Mr. Nelson responded he can deal with maintenance, and the park and the Upland Building are all City property so they approve what happens as well. Wes Hoaglund suggested not asking Woody to limit design to \$1 million, as there is the potential for other monies. Mr. Nelson stated the master plan needs to be conceived for present funding and future plans.

Mary Ann Pace asked if the mud can be alleviated. Mr. Nelson stated drainage is an issue on the site. The question is, How do we get rid of the ditch and improve drainage? Woody Rice reported he is working on a topo to define drainage. Charlie Mars asked if the committee can get scale drawings to play with. Mr. Nelson stated Mr. Rice will take ideas and bring back how they relate to each other and will work with the committee. There were cutouts for Chain of Lakes to play around with. Mr. Nelson stated uses need to be decided first.

Carl Jones inquired if the Indian River Festival should be represented. Mrs. Page noted Neta Harris and Bill Pickens represent the Chamber.

Mr. Nelson noted it rained on Space Fest last year. Those type of events could be better supported with better design.

Jackie Gregory asked Charlie Mars if the Shuttle Memorial would be in that area. Mr. Mars responded the Space Walk of Fame is still looking for an area for the Shuttle Memorial, therefore, there needs to be a complete plan for the river walk with proposal of where Shuttle Memorial should be.

Woody Rice spoke of linkage with the proximity to downtown, Space Walk of Fame, Marina Park, and Titusville Veterans' Memorial Pier. The road on the causeway is already isolated.

Neta Harris suggested parking as a prime concern. Woody Rice stated he will look at parking and storm water. Ms. Harris suggested reconfiguring the entrance and questioned why it is on U.S. 1. Parking is needed and the entrance for Sand Point and Marina needs to be discussed.

Wes Hoaglund noted the need to look at taking some of the storm water off the bridge. Jackie Gregory inquired if the pond didn't help alleviate some of the water. Mr. Rice stated it alleviated drainage and flooding off U.S. 1. Any additional impervious surfaces will need storm water considerations.

Mr. Nelson introduced discussion on parking and noted it is an issue because if there is sufficient parking for a festival, parking will have taken all the space needed to run the festival. He suggested the need to look outside the boundaries for parking. Mr. Rice stated most people realize that in a downtown area, most buildings don't have much parking and the same applies to the park.

Mr. Mars suggested as a long-term plan, why not go across the road and include the Poe property to solve part of the parking. Mr. Hoaglund noted when there is a major development on that property it will include, structured parking. Mr. Mars suggested if someone comes in, there is the need to have someone work some quid pro quo.

Chairman Reilly inquired if the City owns any waterfront property from the Walk of Fame over to the island. Mr.

Hoaglund stated the City doesn't own any, but with the encroachment the City was promised a 20' easement along the water. The McCotter Ford property was also discussed.

Mr. Nelson told the A&E not to look at Sand Point as an isolated parcel, but all the waterfront parks in the area must relate.

Woody stated his firm has the Causeway Park, Titusville Veterans' Memorial Pier, Sand Point Park, and Marina Park. The reason it was packaged that way by Parks & Recreation, was for one firm to put all the pieces together for linkage. Mr. Nelson stated there will be a more comprehensive map at the next meeting.

Mr. Mars inquired about the plaza across U.S. 1 from Sand Point Park, noting the problem of pedestrians crossing the highway to get to the park, and suggested an overpass. Mr. Nelson noted that is a good concern because if this is an event center, there needs to be parking.

Cecil Cornish inquired if a park is going to be created for one event. Mr. Rice indicated the Indian River Festival is probably the largest, and maybe stabilized grassed areas can be used for parking and other activities. There will be new spaces when Little League is not in the park.

Jackie Gregory inquired as to how many events are anticipated to need overflow parking. Mr. Nelson stated that is what the committee as a group should consider, i.e. will there be concerts in the park? The Indian River Festival is at the top end, but what other smaller community uses exist? Fourth of July was mentioned.

Carl Jones reported the Titusville Yacht Club is trying to bring national regattas into the area.

Jackie Gregory inquired if these events will happen. Mr. Nelson stated he thinks the key is, if it is a nice facility that serves the public day in and day out, even if not used for larger events, it's a nice park. Grass area can be used for pickup games. Mrs. Gregory stated she thinks parking on the grass is an outstanding idea as it also provides a percolation area. It was noted the size of the area is not yet known.

Mr. Nelson related he ran into this at Wickham Park main pavilion which ended up being a fairground for carnivals with rides every weekend. The park could not accommodate that so limits were established. This committee can not only design the park, but also discuss use issues, including carnivals. During the winter, carnivals are looking for places and will call a club and offer them \$500 to sponsor a carnival. The only ones who make out is the carnival. The club gets \$500, the carnival makes \$20,000, and the County gets stuck with the bill to clean it up. Only four are allowed per year at Wickham, one of which is a County event, and one is BCC's.

Judy Renaud suggested thinking about connecting the parks with walkway/bikeway to give the opportunity to meander around. Woody envisioned on a given weekend there could be a ball field competition, a fishing contest, wind surfing across the river, and citizens roller blading, biking or walking.

Judy Renaud suggested the stormwater design be such that it is shared with the park areas. Mr. Rice reported he reviewed the bridge plans, and doubts they will be able to accommodate all the stormwater, and discussed possible solutions. The possibility of expanding the lake in Sand Point, which is off the river, was noted. It could be beautified from U.S. 1 and could be stocked. Chairman Reilly noted the model boat club is using the lake presently and suggested maybe two lakes connected by a bridge.

In response to an inquiry from Neta Harris, Mr. Rice stated he can bring an 11"x17" map for each committee member.

Mr. Rice reported he envisions having a large map of the area on which cutouts can be placed. When looking at the uses, a gazebo at river edge would cut off the river front walk, but a boardwalk could be out over the river. River front is an asset to be maximized.

Neta Harris noted there are some grasses that are trying to grow. Some communities have done boardwalks and prism glasses to allow grass to grow and attract aquatic life. Mr. Rice suggested minimizing those impacts due to permitting, but could allow some breaks to go around sea grass areas. In response to a comment about rocks, Mr. Rice stated vertical seawalls are not allowed any more. Mr. Nelson noted the liability of people climbing on rocks, but can have a boardwalk to provide access out over the water, but not all the way along. The peninsula was almost

lost in the last storm.

Ken Thomas related every city has something to be proud of such as Lake Eola in Orlando. He envisioned a fountain in the lake to build around with the lake as a focal point. He noted carnivals make tracks on grass. He thinks it should be a place to take the family, feel safe and enjoy the evening. He stated the City needs that right now.

Jackie Gregory suggested grass parking for large events, noting grass parking can't be used everyday, but can be occasionally.

Mr. Nelson noted the committee's challenge is to balance that and decide what is most important. Just because it is fun, doesn't mean it is easy.

Judy Renaud noted an active boat ramp is another concept for consideration. Mr. Rice asked what use does the committee see for that when there is a public boat ramp nearby. There is the opportunity for linkage and making it safer for people using the park.

Messrs Nelson and Rice noted the road is a concern. Mrs. Renaud suggested it may be necessary to change ingress and egress.

Chairman Reilly asked Ms. Harris to bring pictures of prisms.

Jackie Gregory suggested a band shell back from the river but face the river so that people could sit on chairs or blankets and sit on shore, but people on boats could see as well. The boat ramp would be a good place for paddle boats or canoes. Mr. Nelson suggested looking to see if the parking lot needs to be where it is. Discussion ensued as to location and for a band stand including such things as using a barge or a semi-trailer. Mrs. Gregory noted wind is a concern and suggested checking out the one in Daytona.

Mr. Nelson suggested not being able to stand at the road and see all the way through the park, but rather use landscaping and trees to buffer from the road. He suggested making it special as opposed to a park just off US 1. Mr. Nelson stated he doesn't see why parents like to see children on playground from US 1, thinking it makes it safer. He stated trees and landscaping are good in parks if done in a way to enhance it and it isn't a safety issue. Mrs. Renaud suggested park benches at the playground. Mrs. Gregory suggested having a sculptured playground lighted at night and used by children in the day. Mrs. Renaud noted Wes has some drawings on that. Ken Thomas noted the need for it to be conducive to the elements of salt in the area and corrosion. Mr. Nelson concurred that rust is a problem.

Chairman Reilly inquired about grant money for river front. Mr. Rice suggested FIND. Chairman Reilly suggested some docks to go along with the band shell and for access to shopping downtown.

Mrs. Gregory suggested a band shell would compete with the pavilion and perhaps should be in another park. Using the peninsula for seating was suggested.

Mrs. Page noted the Valicenti Pavilion is used for music and spoke of the possibility of modifying it.

Chairman Reilly suggested a collapsible wall. Mr. Rice cautioned of blocking the river view, but if perhaps something that comes up for concerts and goes down could be researched.

Chairman Reilly asked about modifying what is there now such as extending the deck area. Mr. Rice suggested possibly changing two sections of roof design for acoustical purposes. Mrs. Gregory noted the need for a shield from the wind and that the winds from the NE are the worst.

Chairman Reilly stated the committee accomplished much more than was expected.

Mary Ann Pace asked about what other restrictions there are besides soggy ground, rust and landscaping for protection from wind, noting it needs plenty of water. Mr. Rice indicated salt-tolerant vegetation by the river will be considered in the design stage. Reuse and potable water are available and a dual system may be needed. Drought tolerant vegetation is also needed.

Mr. Nelson noted one of the challenges is a traffic issue of getting people in and out of the park, and stated it is not unusual to have a park with only one entrance.

In response to an inquiry from Judy Renaud, Ken Thomas indicated the Masonic Lodge knows about the project.

Mr. Hoaglund noted Space Fest was too hectic and someone said last week their board has had discussion about possibly looking for a large site due to parking. Discussion regarding parking for large events ensued included the possibility for there being any City or County owned property to swap, park and ride using SCAT, not planning onsite parking for large events.

#### V. PUBLIC INPUT--None

It was agreed to hold meetings on Wednesdays with November 7 at 6 p.m. being the next meeting.

The meeting adjourned at 7:30 p.m. the motion by Judy Renaud, seconded by Ken Thomas.

Respectfully submitted,

Francis Reilly, Chairman

jbi

#### LIST PREPARED ON BOARD DURING MEETING

- Drainage, elevations, storm water off new bridge and in park
- Existing structures
- Festivals, community space
- Area for memorials
- Links to Space Walk of Fame, downtown, pier, Marina Park.
- Parking
- New Entrance
- Mixed Use--CRA
- Possible acquisitions for parking or use other property.
- Walkways/Connectivity--Jet skis, fishing trails, rollerblading, bikeways, Sunday afternoons for family
- Event planning/consideration for concerts, kite festivals, 4<sup>th</sup> of July, national regattas.
- Grass parking
- Limits on carnivals
- Possible expansion of lake--make it an amenity
- Fountain in lake
- Boardwalk over river around Valicenti Pavilion
- Prism glass in walkway for sea grasses for sunlight access
- No vertical sea walls allowed
- Focal point--showcase for Titusville--attractive
- Active boat ramp--function?
- Changing ingress/egress to park.
- Band shell for land and water viewing--modify Valicenti Pavilion
- Temporary stage area
- Landscaping trees for park "special" feeling.
- Playground--Sculpture Garden--lighted
- Courtesy docks.