



# SOUTH AREA PARKS AND RECREATION

## *South Area Advisory Board*

REGULAR MEETING  
March 20, 2006

A regular meeting of the Parks and Recreation Department, South Area Advisory Board, was conducted on Monday, March 20, 2006, 7:00 p.m., at the South Area Parks and Recreation Conference Room, 1515 Sarno Road, in Melbourne.

### MEMBERS PRESENT

Mary Ann Bowman  
Jim Rosasco  
Jerry Jagrowski  
Ramona Birmingham  
Ted Whitlock  
Joan Lewis  
Kevin Walsh

### MEMBERS ABSENT

Mary Goelz

### STAFF PRESENT

Larry Wojciechowski, Finance Manager, Parks and Recreation  
Greg Minor, Construction Manager, Parks and Recreation  
Bill Porzio, Construction Coordinator, Parks and Recreation  
Carlos Zarate, Construction Coordinator, Parks and Recreation  
Jeff Whitehead, South Area Parks Operations Manager  
Jerry Gust, South Area Maintenance Superintendent  
David Moore, South Area Maintenance Superintendent  
Barry Portnowitz, South Area Recreation Superintendent  
Lisa Nicholas, South Area Administrative Secretary

### PUBLIC

Ed Arens  
Rick Neal  
Cliff Manz  
Dick DeLauder  
Jasper Trigg

### MEETING CALL TO ORDER

Ms. Bowman called the meeting to order at 7:00 p.m. Ms. Nicholas called the roll, and Ms. Bowman noted that a quorum was present and that the meeting would be conducted.

### APPROVAL OF MINUTES

Members were provided with a copy of the minutes from the November 21, 2005, meeting. After review, Mr. Whitlock made a MOTION to approve the minutes, and Mr. Jagrowski seconded.  
**UNANIMOUSLY APPROVED.**

## STAFF REPORTS

Mr. Whitehead brought the issue of relocating the South Brevard Senior Center to Wickham Park before the Advisory Board. Mr. Whitehead provided some background information on the matter, noting that the senior center was originally on the site of the Henegar Center, but the building had to be demolished in 2004 because it could not be brought up to code. At that time, the South Brevard Senior Center was shifted to the Melbourne Airport's property. A new building would need to be constructed to meet seniors' needs, and the cost would be \$3.8 million. Additionally, the building would be located on airport property. The property would have to be leased from the airport at a cost of \$300,000 per year for 30 years. After 30 years, \$9 million would have been paid to the Airport Authority, and the County would not even have a building to show for the expended money. Mr. Whitehead reported that the South Brevard Senior Center was one of the original referendum projects and stressed that no funds would be taken from any other referendum projects to complete the senior center.

Mr. Whitehead introduced Jasper Trigg and Dick DeLauder from the South Brevard Senior Center. Mr. Whitehead indicated that the senior center would be placed in the same area as the 18,000 square-foot community center in Wickham Park. Additionally, moving the senior center to Wickham Park would save the County a tremendous amount of money (\$9 million over 30 years for the lease alone), and public transportation would be easily accessible for seniors in that area. Mr. Whitehead stated the Wickham Park Advisory Committee had approved the recommendation for the relocation of the South Brevard Senior Center to Wickham Park on March 1, 2006, and that the South Brevard Senior Center Board also approved the idea. The concept would be presented to the Board of County Commissioners for its approval in April.

Ms. Bowman indicated that the Melbourne City Council had concerns with the relocation of the South Brevard Senior Center to Wickham Park because it was the Council's feeling that Wickham Park (or any location north of Sarno Road) would not be a good location for the majority of the senior population. Mr. Trigg suggested that placing the senior center at Wickham Park would provide for increased accessibility and functionality, in addition to ample parking, and the ability to expand the center in the future if necessary. Mr. Trigg continued that, constructing the center north of Sarno Road would not necessarily lead to a decrease in seniors' membership; rather, membership may actually increase as a result of the relocation. Mr. Jagrowski inquired as to whether the City Council had offered any alternative sites, and Ms. Bowman indicated that the Council had not. Mr. Trigg stated that discussions with Melbourne's City Manager had revealed that there really was nothing available within the City of Melbourne and that the only options that had been identified were the Airport Authority property and Wickham Park. Mr. Trigg reiterated that moving the senior center to Wickham Park would save the County approximately \$9 million over 30 years for the lease alone.

Mr. Rosasco inquired as to where the funding was coming from, and Mr. Wojciechowski responded that it was one of the original referendum projects and that enough funding was available to cover the costs.

Ms. Bowman asked whether the shuffleboard courts had been addressed, and Mr. Trigg replied that the cost of construction included 12 new shuffleboard courts with a cover and special room.

The duration of construction would be approximately one year, and the senior center should be built by March of 2008.

Ms. Birmingham asked if the land at Wickham Park had been designated for any other purpose, and Mr. Whitehead responded that it had not and that senior patrons could take advantage of parking and infrastructure that was already going to be there. Ms. Bowman asked where the main entrance was going to be, and Mr. Minor responded that the main entrance would still be on Parkway Drive but further west, toward Wickham Road.

Mr. Whitlock inquired as to what would happen if activities were held in the evening, after the park was technically closed, and Mr. Whitehead responded that Wickham Park is staffed with rangers all night. Ms. Bowman asked if there were many evening activities, and Mr. DeLauder responded that bridge tournaments and shuffleboard tournaments were often held in the evening.

Mr. Jagrowski made a MOTION to approve staff's conceptual plan for relocating the South Brevard Senior Center to Wickham Park, and Mr. Whitlock seconded. The motion carried by a vote of 5-2.

Staff reported on the following construction projects:

#### **BREVARD ZOO**

Mr. Minor indicated that Brad Smith Associates Inc. had offered the best proposal for construction. The Road and Bridge Department would be doing the actual work, and staff was close to starting the permitting process. Ms. Bowman asked what was entailed in the project, and Mr. Minor responded that it was the intent to construct a trail parallel to the east side of Interstate 95 with restrooms, paved areas and ADA accessibility. The trail would run from the zoo to Turtlemound, but there were some environmental concerns such as wetlands in areas.

Mr. Jagrowski asked if the Pineda Extension would tie in somehow, and Mr. Minor responded that the issue was still in discussion.

Ms. Birmingham stated that a major concern is parking and that parking at the zoo is already limited. Mr. Minor indicated that additional parking would be added and noted that he would bring the plans to the next meeting.

Ms. Bowman asked if Parks and Recreation would maintain the trail once it is constructed, and staff responded affirmatively. Ms. Bowman added that it would be a very large area to maintain and asked if additional manpower would be required for maintenance. Mr. Whitehead responded that staff was already prepared to maintain the area because the necessary equipment had been purchased.

Mr. Walsh asked about the distance, and Mr. Minor replied that the trail would extend from the zoo to Turtlemound, would be approximately 5.3 acres wide, and would consist of a combination of boardwalk, trails, some paved area, and some crushed shell.

#### **IRENE CANOVA PARK**

Mr. Whitehead indicated that all the permits had been submitted and that the existing building was close to being demolished.

#### **FLUTIE ATHLETIC COMPLEX**

Mr. Porzio reported that a Certificate of Occupancy for the softball concession and restroom building had been issued in late February and that a Substantial Completion Inspection was scheduled for March 30, 2006. The contractor was prepared to begin work on the tennis courts, and paving of the parking lot was slated to begin. The playground, fencing, baseball lighting, and dugouts were completed. Ms. Birmingham asked if there was a problem with the lights at Flutie, and Mr. Gust responded that there had been a manufacturer's defect and that the lighting was replaced and functioning satisfactorily.

#### **LAKE WASHINGTON BOAT RAMP**

Mr. Whitehead indicated that the boat ramp was completed as of March 11, 2006. There are two new ramps and there has been no problem with launching, even though the water is low.

#### **MICCO PARK**

Mr. Porzio stated that the perimeter fencing had been installed by Parks and Recreation staff and that initial planting around the south, west and north area fencing had been accomplished by a cooperative effort between staff and members of the community. Staff was also in the process of installing a new

irrigation system, and a new playground had been purchased and was installed by a certified contractor. The contract was in place for a new well for potable water, irrigation water and fire suppression water.

The contractor (MGM) was working on the new restroom building, and it was reported that embedded piping and conduit with the concrete slab had been put in place. Components for the pavilion had been purchased and delivered to the site. MGM is working on placing pavilion columns for the 40-foot by 60-foot pavilion in the concrete and had installed all underground conduit and piping.

Another contractor, Accurate, had begun the installation of the tennis and basketball courts. Another contractor, Superior Concrete, had installed the concrete walkway around the perimeter of the park. Additional concrete walkways will be installed in the area around the restroom and pavilions when MGM and Accurate are finished.

Staff will complete planting, landscaping, grading, contouring, and sprigging of turf.

#### **NORTH BEACH MAINTENANCE COMPOUND**

Mr. Whitehead reported that the North Beaches crew is in the process of moving into the new maintenance facility, which is located on South Patrick Drive. The crew's former facility was located at Canova Park.

#### **PALM BAY REGIONAL PARK**

Mr. Porzio reported that a Substantial Completion Inspection had been conducted on numerous buildings and the Campground Pavilion on February 16, 2006, and Final Completion Inspections were slated for March 21, 2006. The bid for the community center and cricket building was posted on November 15, 2005.

Mr. Minor noted that four community centers had gone out to bid at one time - Sharpes, Viera, Palm Bay and South Beaches. The bids ranged from \$4.3 million to over \$5 million. Mr. Porzio indicated that all four of the centers could be used as "safe-havens" during hurricanes, as they all contain stand-by generators. Mr. Jagrowski asked if any FEMA dollars were available for the hardening of these structures, and Mr. Minor responded that staff had applied for grant moneys and were waiting to see if they would obtain any.

Mr. Whitlock inquired as to a potential start date for construction of the community center, and Mr. Porzio replied possibly within three to four weeks, and there would be a 15-month construction schedule.

Mr. Minor noted that, originally, Palm Bay Regional Park was to have a septic system, but with the infrastructure coming in, it would be possible to hook up to sewer; city water was already onsite.

#### **PONCE LANDING**

Mr. Whitehead informed the Board that the ADA accessible crossover at the north end of the park was completed.

#### **POW-MIA PARK**

Mr. Minor reported that, because the previous contractor had gone bankrupt, PAVCO had since taken over the project at POW-MIA and that meetings with the company were ongoing. Once construction was started, it should take approximately 90 days to complete.

#### **RODES PARK**

Mr. Minor stated that the next meeting with the Rodes Park Referendum Committee was scheduled for March 27, 2006. The architect and engineering firm of Post, Buckley, Schuh and Jernigan (PBS&J) is to have the conceptual plan ready for presentation. Miranda Homes is putting in a substantial subdivision, and that infrastructure would be able to be utilized in the park.

#### **SOUTH BEACH COMMUNITY PARK**

Mr. Minor indicated that a contract was due to be signed with BRPH, the same contractor that was responsible for Palm Bay Regional Park, sometime this week. Ground should be broken in about three to four weeks. A new entrance would be necessary, and a lot of site work was going to be involved.

#### **SOUTH COUNTY BOAT LAUNCH**

Mr. Whitehead reported that there was a pre-bid meeting scheduled for the morning of March 28, 2006, and a referendum committee meeting on that same evening. The project was getting close to being started. Coastal Tech out of Vero Beach was conducting some environmental testing on the site.

#### **SOUTH MAINLAND COMMUNITY CENTER**

Mr. Minor indicated that scrubjays are a potential concern. The Department of Natural Resources and the Fish and Wildlife Commission continue to impose more conditions every time staff is close to permitting.

#### **SOUTH BREVARD SENIOR CENTER**

Mr. Whitehead stated that additional modular space is being sought.

#### **VALKARIA COMMUNITY PARK**

Mr. Porzio noted that the initial design had been permitted. A proposal for a Scope of Work covering the addition of the new four-bay maintenance building was being prepared. This will involve replacement of the existing maintenance complex as well as development of the access and drainage impacts. The site design revisions will require full review by all agencies.

#### **VIERA REGIONAL PARK**

Mr. Whitehead indicated that Viera Regional Park was 90 percent complete. The target date for dedication of the park is Memorial Day. Mr. Walsh asked about the status of the Little League fields, and Mr. Whitehead responded that the fields may be ready by the middle of May. The soccer fields are also close to completion.

#### **WICKHAM PARK**

Mr. Whitehead informed the Board that the amphitheatre was completed and that it was beautiful. Full-time and part-time positions for dog park staff were being sought. The County is looking at charging admission at the dog park, and the rates would be the same as what is charged by Satellite Beach. The County Attorney's Office remains adamant that County dog parks must be staffed. Mr. Walsh asked where people would wait in line to get into the dog park, and Mr. Whitehead responded that they could wait in the parking lot or walk their dogs around the park, as Wickham Park is also an on-leash park. Ms. Birmingham asked if there would be increased signage indicating where dogs are not allowed to be, such as the playground area, and staff responded that additional signs could be considered. Ms. Birmingham also indicated that, because many older individuals enjoy taking their grandchildren to the park, there could be more benches.

Staff members provided the following information:

Mr. Portnowitz indicated that spring break camp would be held from March 27 through March 31, 2006. On April 8, 2006, *HighNote*, a music and kite festival, will take place in Melbourne Beach, and *Eggstravaganza* will be held at Wickham Park the same day. *Clowning around in the Park* is slated for April 15, 2006, also at Wickham Park, and during May, summer day-camp registration will begin.

Mr. Moore reported that the playground was slated to be installed at Oars & Paddles Park on April 27, 2006. Funding from FEMA had been obtained in order to complete the roof at Coconut Point Park, as well as the ADA accessible crossover at Juan Ponce de Leon Landing. Viera Regional Park was nearing completion.

Mr. Gust informed the Board that Fisherman's Landing was approximately 50 percent completed and should be entirely done in the next couple of weeks. The FEMA paperwork for damages related to Hurricane Wilma was completed. A children's St. Patrick's Day dance would be held at the South Mainland Community Center, and the Center would also host its own *Eggstravaganza* on April 8. At Wickham Park, a national Ultimate Frisbee event was going to be held. A drainage project was taking place on the soccer fields at Palm Bay Regional Park.

Mr. Whitehead indicated that Mr. Fred Poppe had been hired as the South Area's new Recreation Superintendent and would start in his new post on March 25, 2006. Mr. Whitehead mentioned that he was attempting to create a joint agreement between the Indian River Kontrol Society (IRKS) and the Rudderbusters club.

### OLD BUSINESS

None.

### NEW BUSINESS

Mr. Whitehead stated that Mr. Chuck Nelson, former Parks and Recreation Director, had been reassigned to the Department of Natural Resources and also noted that Mr. Jack Masson, Deputy Director, Parks and Recreation, had returned to the Department as of March 1, 2006, as Deputy Director, for six months. Mr. Jagrowski inquired as to how Mr. Nelson could maintain his position in County government and also run for County Commissioner, and Mr. Whitehead responded that it was not problematic as long he is not in both positions simultaneously.

Mr. Rosasco indicated that he appreciated staff's update but inquired as to how projects are being funded and how four more community centers can be constructed and then requested some sort of spreadsheet with all of the figures. Mr. Walsh stated that the lack of financial information was the reason why he voted "no" on the relocation of the senior center. Mr. Whitehead informed the Board that the Board of County Commissioners had approved an additional \$35 million, but the Clerk of Courts was challenging that decision. Until a decision is rendered, staff had been instructed to proceed. Ms. Birmingham also stated that she would like to see some figures.

Mr. Minor indicated that nearly all of the referendum committees had altered the elements within their projects and noted that it was not just one individual responsible for the modifications but that each committee had reached a consensus to make these changes. Mr. Rosasco noted that the South Beach Community Park Referendum Committee requested one large pavilion and a few small ones, but ended up with two large ones, and there is not a skate park in the plan. Mr. Minor stated that there is a skate park on South Beach's master site plan and that, as more money became available, one could be installed at a later date.

Ms. Birmingham indicated that, even if the Board of County Commissioners was able to find the additional moneys, she still wanted to see a budget because it is difficult to make decisions without financial data. Ms. Birmingham also stated that, even though she feels it is a good concept, she was uncomfortable with her affirmative vote to relocate the senior center to Wickham Park because she felt she did not have enough information.

Mr. Porzio stated that, by approving the additional \$35 million, the Board of County Commissioners has affirmed that these are good projects in which to invest. Still, that decision has been challenged. If the extra money is not ultimately approved, then all projects will have to be scaled down. Mr. Porzio indicated that staff was working diligently behind the scenes to try and make things work. Mr. Whitehead added that an additional \$35 million does not even begin to erase the deficit at today's costs. For the next meeting, Ms. Bowman requested a list of what has been estimated versus what has actually been approved.

**PUBLIC INPUT**

Mr. Arens commended the Board for its decision to support staff in relocating the South Brevard Senior Center to Wickham Park.

**ADJOURNMENT**

Seeing no further business, Ms. Bowman called for a motion to adjourn. Mr. Whitlock made a **MOTION** to adjourn, and Mr. Jagrowski seconded. **UNANIMOUSLY APPROVED.** Ms. Bowman adjourned the meeting of the South Area Advisory Board at 9:09 p.m. and noted that the next meeting of the South Area Advisory Board would take place on Monday, May 15, 2006.