

PARKS AND RECREATION DEPARTMENT
South Beach Community Park Referendum Committee
Regular Meeting
November 20, 2001

A Regular Meeting of the Parks and Recreation Department South Beach Community Park Referendum Committee was held on Tuesday, November 20, 2001, at 7:00 p.m. at the Immaculate Conception Church, 3780 Hwy A1A, Melbourne Beach, FL.

MEMBERS PRESENT

Robert Arthur
Jeff Berger
Don DeLucas
Vince Loglisci
Thomas Moore
Mike Slayton
Patti Smithson
Paul Tritaik
Ceil Wilson
Kathi Arms
Brian Hurley
Janet Adam
Susan Margaritondo
Marty Almberg

MEMBERS ABSENT

Keith Howard
Louise McDaniel
Susan Simoes

STAFF ATTENDING

Chuck Nelson, Parks and Recreation Director
Karen Palus, South Area Parks Operations Manager
Tina Webster, Administrative Secretary

PUBLIC

Tom Yonge, Kimley-Horn and Associates, A&E Firm
David Woodward, Kimley-Horn and Associates
*The public attendance list is attached

CALL TO ORDER

Mr. Berger, Chairman, called the meeting to order at 7:10 p.m.

Mr. Berger reminded the committee that a few changes were added to the Agenda including the Pledge of Allegiance and having a trial run of adding non-interactive public input at the beginning of the meeting. The committee proceeded with the Pledge of Allegiance.

NON-INTERACTIVE PUBLIC INPUT:

Public Members, which included children, had a three-minute time frame to address the committee. The following items were presented:

- Is there ever going to be a beach access from the park? Newspaper indicates a drug problem related to beach accesses.
- Request of basketball courts and tennis courts with lights-thought that would have already been included in the project and the passing of the Referendum per the voters. Suggestion of having a survey should there be a controversy on the elements of the project.
- What is the overall schedule of the design and how will it be publicized?
- Request of racquetball courts.
- Request of a small skate park. Currently have to go to Satellite Beach for any skate activity.
- Comment that Parks and Recreation is very positive for children and supports the project as presented in the Referendum.
- Request of sports activities and elements. There are not any in the area.
- Request of having lots of opportunity for children through positive activities including basketball, skate park, etc. Need a positive place for children to go.
- Request for activities for children.
- Another request of providing a positive place for children to go.

APPROVAL OF MINUTES

Mr. Hurley made a **MOTION** to approve the minutes as presented and Ms. Wilson seconded. **UNANIMOUSLY APPROVED.**

STAFF REPORTS

Mr. Nelson spoke regarding the Bus Tour that several committee members took to visit other park facilities. He thanked the members that participated in the tour. The members were provided with a copy of pictures and information in relation to the size and capacity of each facility visited (information attached). Ms. Smithson raised a concern about Woody Simpson operating hours. Woody Simpson closes at 2:30 p.m. on Saturdays. Mr. Nelson explained that the facility is in a block development neighborhood and would not be the recommended operational facility. The committee was there to primarily see the building, not the operations. Mr. Nelson mentioned that the Committee would have the opportunity to provide input on the appearance of the building as well. He also commented that Community Centers are primarily used in the afternoons and evenings. Weekends are more desirable for rentals, however the facilities are still open. Discussion ensued regarding all the facilities visited.

MINUTES APPROVED 1/15/02

South Mainland Community Center was discussed and Mr. Nelson mentioned that the homes were built after the community center was built. Kathy Arms provided the committee with a copy of the schedule from the South Mainland Community Center. The Community Center is designed to be a shelter in the case of emergencies; example, after a tornado for recovery efforts.

OLD BUSINESS

Mr. Berger distributed his response to an e-mail he received by a member of the public. He then briefly read over the information provided. The letter is attached.

Project Review:

Mr. Nelson informed the committee that they need to discuss the elements for the park project to move forward. He mentioned that the Commissioners use the Committees to take input from the community and design a plan that will fit the community and the area. He asked the A & E Firm to put together an outline of the 60 acres and to provide a square of the elements to cut and paste. The members could then think about a plan and see the elements as proposed in the Referendum related to the site. The elements included restroom; single multi-purpose field, which could be utilized for all outdoor activities, rather than a softball field; picnic pavilion; and the community center.

Tom Yonge , A&E Firm:

Mr. Yonge provided the map of the site and the elements to cut and paste. Questions were raised regarding how close the park is from Mullet Creek Rd. Mr. Yonge stated that it was 18-20 acres north of Mullet Creek Rd. The access piece included in the purchase of the land is 125 ft. wide to create a distance and buffer between the sub-division. Mr. Slayton asked for a cost list of the elements. Mr. Nelson asked the committee to come up with a master plan and defining elements that they could do with the Referendum funds allocated and then look at phasing the remaining elements in the future. Question of planning in a swimming pool. Can plan it, but the cost of a swimming pool is very high but it could be included for future development. Ms. Smithson asked that if the square foot of the community center were reduced, would more funds be available for other things. Mr. Nelson stated that funds would not likely be saved, but actually may cost more, due to the cost of redesigning another community center. This would also need to be approved by the County Commissioners. Mr. Slayton asked that if the committee master planed the site, could they recommend the priorities of the elements. Mr. Nelson replied yes, it is a possibility. Mr. Rosasco noted that at prior meetings it was determined that the committee could start with a clean slate and develop the park the way they wanted. Mr. Nelson replied, that is not what he said, what he said was the committee has the opportunity to make changes to the elements but would need approval by the County Commission.

Mr. Yonge reiterated that he made cut outs of the elements as listed in the Referendum. He asked the committee to look at the elements related to the map and discuss the locations, etc. Robert Arthur asked if it would be better to centralize the elements? Mr. Yonge responded and said that having a condensed area helps with maintenance, security, etc.

Mr. Slayton asked if there was a potential to ask the state to swap some land in order to create an ultimate buffer to each community? Mr. Nelson- the County could ask, but he had a concern with what he could swap. Mr. Slayton asked about swapping the bottom piece to get the area further west. Mr. Nelson asked if swapping the land would change the project elements and how would he justify the swapping of land if it was not going to affect the project. He also stated that it could be a lengthy process to swap any land. He discussed the concerns regarding the irrigation lines, ditches, etc. Ms. Arms raised a concern of getting to close to A1A and there was a suggestion of putting the Community Center behind FPL. Mr. Nelson mentioned that access was already evident and the southern boundary road access has less impact than anywhere else providing about 60-80 ft. of buffer to almost any road. Discussion ensued regarding the buffer between the subdivisions. It was asked that the A&E firm put up markers to show the residents the width of the road compared to the buffer it would provide. Mr. Yonge stated that markers would be placed when the survey of the site is done and he would inform the County when that is so that the residents could go out and see it. Mr. Nelson reminded the Committee that this area was to be developed into 300 homes. The State and County were able to purchase the land and build the park, which would have less impact on the community than if the homes had been built. The County is trying to work with the community on this project to have a limited impact.

Mr. Hurley suggested taking the Referendum list and go through it to determine the elements wanted. He made a **MOTION** for the committee to decide on the elements as presented in the Referendum. Ms. Margaritondo seconded with discussion. Committee wants to add the items as discussed through the goals and objectives determined by the committee in a previous meeting. The goals and objectives are as follows: The park is consistent with why citizens moved to South Beach (quite, peaceful, environment, natural vegetation, security, quality of life); Security-Safe park design; Blend with community; Elements to serve community, i.e., meeting space, small event area; Youth programs; Tennis courts; Walking/biking/exercise trails; Skate park; Basketball; Dog run; Playground; Racquetball/shuffleboard; Swimming Pool. Mr. Slayton suggested voting on the motion with the understanding that the committee will then look at the ideas from the A&E firm and select priorities. Mr. Berger does not feel bound by the Referendum and wants more time to listen to the public. Mr. Moore wants to know how many more months Mr. Berger wants the committee to meet and listen to the public before moving forward. Mr. Hurley restated his motion. He made a **MOTION** to direct the A&E firm to come up with a master plan as outlined with the elements included in the Referendum and the Goals and Objectives determined by the Committee. Ms. Margaritondo seconded the motion. **MOTION PASSED 13 to 1.**

Discussion ensued of how to place each element within the park. Mr. Yonge will look at the elements and the site and come up with a plan to bring back to the committee for review.

NEW BUSINESS

Mr. Berger asked to go around and ask all the members involved to give their impression of the bus tour.

Ms. Wilson- enjoyed the tour and liked South Mainland Community Center the best; Ms. Arms-There were different elements from all the sites that could be incorporated in the South Beach Park. She commented that some houses on the beach are taller than the Community Centers visited. She believed that Eau Gallie Civic Center was too big, but did like the room dividers. She liked Woody Simpson's kitchen and classrooms, which are used for various activities and programs. She noted that Gleason had a great walking trail and a lot of families and their dogs visited the park; she also liked the pool.

Mr. Moore-saw many great things to accommodate all age groups that could be incorporated into the park, Ms. Margaritondo dittoed Mr. Moore's comments.

Mr. Slayton was surprised by the actual size of the Community Centers related to the properties. He was very pleased with what he saw, nothing was intrusive as he originally had expected.

Mr. Berger-did not like the large size of the indoor facilities would like to see a greater variety of outdoor activities. He liked Gleason Park-someone could walk-in at anytime to use the facilities-he saw something for everyone and didn't like the appearance of the buildings.

Ms. Arms mentioned that the tour was to see the buildings and size, not to focus on the outdoor activities.

Mr. Hurley-liked the facilities. Would like to see outdoor activities as well as indoor activities. The closest activities available for the children are far away and travel time is an issue. Likes the trails at Gleason Park.

Mr. Moore agreed that he also liked the trails at Gleason Park and feels there is enough room on this site to provide some trails.

Mr. Slayton asked what would happen with the remaining land that is not developed. Mr. Nelson mentioned that the County would like to see any remaining area returned back to its natural setting.

PUBLIC INPUT

Mr. Berger asked for public input at this time and asked that everyone be limited to three minutes.

- Mr. Rosasco asked that since the Committee could decide elements for the project are they able to determine the operation of the facility as well. Mr. Nelson stated that the County Commissioners have transferred the Committees into an operational mode after the completion of the project in the past and this committee could look at doing that as well.
- Does anyone have the ability to rent the facility? Yes, by permit through the Parks and Recreation Department. The Department has certain requirements for the rental of facilities and is usually utilized by local users.
- Request of more than one tennis court and more organized competitions for children.
- Mr. Nelson mentioned that the Referendum did fund the cost of operational elements and programs. The Parks and Recreation staff will operate the facility and run the recreational programs.
- Is there ever going to be a beach access from this location? No. What about security issues? Mr. Nelson stated that there is a building on the property and the Parks and Recreation staff is looking to have law enforcement or park personnel in there for security.
- Asked that a microphone be used so that the visiting public can hear the committee members.
- Public member feels that the committee should do what was proposed in the Referendum.
- Does the committee have a target deadline? Would like to be done by around May to move forward for permitting, etc.
- How are citizens notified of meeting? Mr. Nelson-news releases are sent to Florida Today and other newspapers as well as local libraries, chamber of commerce, available on the web page (www.brevardparks.com), also sent to anyone who adds their name to the mailing list at the meetings.
- Suggestion of a bike path around park. Also recommend a lighting plan-would prefer to have no lights; Mr. Nelson mentioned that some lights will be needed but will meet the requirements regarding the turtle issues, needs of the community, and possibility of having lights on timers.
- Mr. Loglisci also re-iterated that due to having lights it would be better to have all the elements condensed to one area.
- Public member does not feel that there is any concrete reason to not build the Community Center as proposed and approved by the citizens. Mr. Slayton believes the 18,000 sq. ft. Community Center may be too much.

ADJOURNMENT

There was no further business to discuss. Mr. Loglisci made a **MOTION** to adjourn and Ms. Wilson seconded. **UNANIMOUSLY APPROVED**. The meeting adjourned at 8:57 p.m.