

**Equestrian Trails & Facilities & Mims-Scottsmoor Community Center Referendum Committee Meeting  
Appointed by the North Brevard Commission on Parks and Recreation (NBCPR)  
Minutes of the Joint Meeting held March 15, 2004, at 6:00 p.m. at the Mims-Scottsmoor Library**

**Equestrian Trails & Facilities**

Members Present

Connie Carswell  
Sabrina Jeffers  
Donna McCone, Chairman  
Kay Miller  
Mary Page, Vice Chairman  
Winnie Woods

Members Absent

Cindy Carlton  
Jennifer Hill  
Dan Matrazzo

**Mims-Scottsmoor Community Center**

Members Present

Lee Bird  
Katherine Bonnici  
Don Katrick  
Lorene Shafer  
Carol Thompson

Members Absent

Shelly Kipp  
George Nolan

**Parks & Recreation Staff Present**

Charles S. Nelson, Parks and Recreation Director  
Marsha Cantrell, Parks Support Services Manager  
Terry Lane, Interim North Area Parks Operations Manager  
Judy Inman, Administrative Secretary

**I. CALL TO ORDER**

Chairman Donna McCone called the meeting to order at 6:10 p.m. and welcomed public present and asked members who had not previously attended to introduce themselves. Katherine Bonnici stated she is the branch manager at AmSouth Bank in Mims and is interested in growth and development of the area.

**II. APPROVAL OF MINUTES**

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**The minutes of February 16, 2004, meeting were approved at the motion by Lorene Shafer, seconded by Winnie Woods.**

**AYE: Bird, Bonnici, Carswell, Jeffers, Katrick, McCone, Miller, Page, Shafer, Thompson, Woods**

**NAY: None**

**Carried 11-0**

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**III. STAFF REPORTS—None**

**IV. OLD BUSINESS**

A. Land Acquisition—Terry Lane introduced Marsha Cantrell, Parks Support Services Manager. Ms. Cantrell related that she was raised in this area. She works with land acquisition and grants for the Parks and Recreation Department. She and her staff looked for large acreage, 50-80 acres, available in the area defined at last meeting. The land value on the chart is taxable land value. No appraisals have been obtained at this time. In some instances, the amount of acreage desired might be achieved by looking at adjoining properties.

Chairman McCone stated she sees acreage and combinations of such which would fulfill the Committee's desires. Her first concern is accessibility, second is wetlands. She observed property 1 would have some wetlands and inquired about wetland areas. Ms. Cantrell indicated green areas on the maps are wetlands. Chairman McCone asked about use of wetlands. Chuck Nelson stated that typically a wetland is a protected area. In order to use that area, it is necessary to go through a permitting process and provide mitigation by providing or upgrading wetlands in another area. That can be very expensive because there is the cost of filling the wetlands and then replacing the wetlands. If the net acreage that is not wetlands is not enough to do the project, that would be a problem. Sabrina Jeffers asked how many of the sites are not considered wetlands. Mr. Nelson estimated most have some wetlands with the possible exception of 9 and 10 but Walkabout probably has plans for that area. Ms. Jeffers asked if they won't be putting in some community improvements. Mr. Nelson estimated it is probably not enough for this project.

Mr. Nelson stated staff is looking for definition of what area to focus on. Ms. Jeffers asked about the sites on earlier maps. Mr. Nelson responded these are based on parameters established at the last meeting. It is more

difficult to deal with multiple landowners than with one. If a large enough area is not found, then one can always come back to combinations of smaller sites. Ms. Jeffers asked at what point the Committee will need to shave the wish list. Mr. Nelson suggested looking at the land first, then work on the list, which is probably about three meetings out. The Committee needs to look at what has been identified, then staff can look to see if wetlands are really wetlands and if the owner is even interested in selling, and if the site is suitable, based on looking at the site.

Lee Bird asked if there is actually access to all the sites. Mr. Nelson stated staff hasn't had the opportunity to field check the sites. Certainly the ones off Aurantia would be accessible. Blounts Ridge would give access to the 1-2-3 area. Going down a sub-division street would cause problems with residents.

Carol Thompson inquired which would have direct access to the trail. Ms. Jeffers indicated it looks like 6-7-8 would. Mr. Nelson noted also 1-2-3 would if combined. Sites 4 and 5 are east of I-95 where there is no access to the trail. Mr. Nelson stated if a large enough area can't be found or combined, it may be necessary to look at two sites.

Andy Root inquired if the County used the overlay map for the SEA (Significant Environmental Area) ordinance that is trying to be passed in the County. Thelma Roper stated the overlay map is actually the Crucial Habitat Overlay Zone. Chairman McCone inquired if this would be retroactive. Mr. Nelson stated he believes it has the potential of impacting any property that falls within the SEA. Not necessarily no development, but it means restrictions on development. It doesn't exist as a program at this time; it is a discussion that is ongoing. Parks and Recreation has commented on concerns as it affects the entire County.

Thelma Roper stated that on the CHOZ and SEA, in talking with the County Manager today, it looks like it is going back to the drawing board. It is not known if it would be retroactive, but in the past if there was already a permit it didn't affect it. There is another 20-acre parcel on the other side of the trail from property 6 and north on Patty Lane. The road is County-maintained up to point that it is dark.

Don Katrick observed it looks like a split may be necessary to get a parcel large enough next to the railroad.

Chairman McCone stated her concern with the northern area is how much is wetlands. Ms. Cantrell stated the maps may not be accurate.

#### B. Land Owner/Representative—Blaise Mancini

Chairman McCone asked Mr. Mancini to comment about his property. Mr. Mancini stated a topographical survey was done. On 6-7-8 there is over a half a mile frontage on the proposed Maytown Trail. Mr. Mancini stated he knows wetlands exist with the major part on the west side of the property. The south end looks high and dry. It is about 1.2 miles from U.S. 1 to the site, 4 miles north to the County line, and 4.5 miles south to S.R. 46. His parents are owners of the property and would like to sell it all at once. Ms. Jeffers stated it looks like it would be just about what is needed.

Chairman McCone stated today she was on Dr. Rinaldi's property on Blounts Ridge which is high and dry to the trail head. Lee Bird stated the concern is if it is designated as wetlands, regardless if it is high and dry.

Ms. Jeffers inquired since it is more than what is actually needed, what if that portion were not used. Mr. Nelson stated if the Committee is interested in this site, Parks and Recreation would pay a consultant or get Natural Resources to do a species classification, soil type to see if there is an indication of wetlands. Mr. Mancini stated he would be happy to give the time to do that.

Lee Bird stated that given the choices here, that would be the ideal place, and even the 20 acres to the NE might be good for a library.

Chairman McCone stated the budget is limited, and inquired if the cost for exploration will come out of the budget. Mr. Nelson stated that typically that would be part of the Referendum. In South Brevard, a consultant did a mini site plan to show what could be built. Parks and Recreation doesn't have hidden sources of money. Chairman McCone inquired if there is anyone on staff to do the survey. Mr. Nelson stated that if the Committee has what is thought to be a desirable site, the money needs to be spent to be sure it is a suitable site. There will be windows of opportunity. First is a cursory review—walk it and if in neck-deep water, forget it. If it doesn't look so bad, the next step is to go out and delineate and it could go all the way up to a survey.

Chairman McCone asked if there is a price tag on the property. Mr. Nelson stated this is not the time to discuss price. The County will go through the appraisal process and if the seller is asking more, there is a problem. Ms. Cantrell noted they have shared the topographical survey. Ms. Jeffers inquired at what point grant money is applied for, how it can be used, and how long it takes to get it. Mr. Nelson stated the location must be determined first before going to the grant process.

Chairman McCone asked if anyone on the Committee thinks one of the other properties should be researched. Connie Carswell suggested also looking at the other 20 acres. Ms. Jeffers stated her concern that if all the money is spent on the land, there would be no money to develop it. Mr. Nelson stated staff would never let the Committee get in that far without the Committee saying it is worthwhile. Mr. Bird noted the Committee is advisory, not purchasing. Mr. Nelson stated that staff has to build what the Committee's vision is, doesn't want to spend money unnecessarily, and will see that what is desired can be done at an affordable price.

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**Motion by Lorene Shafer, seconded by Sabrina Jeffers to further investigate site 6-7-8 which looks excellent for the recreation center, but not necessarily for the library.**

**AYE: Bird, Bonnici, Carswell, Jeffers, Katrick, McCone, Miller, Page, Shafer, Thompson, Woods**

**NAY: None**

**Carried 11-0**

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In response to an inquiry, Mr. Nelson stated staff will review the 20 acres. Mr. Nelson stated he is not sure staff can get this done before the next meeting. He suggested establishing a meeting 30 days out, but the Committee may be called saying the meeting is canceled because the information has not been received.

Ms. Jeffers inquired what happens if the money is spent and the property is not feasible. Mr. Nelson stated the Committee won't get the money back. The key thing is the initial effort costs money, but staff will walk the site first. Gigi Henkel stated she has worked with Mr. Nelson and staff before on many projects and staff is very frugal with money. Mr. Nelson stated money is too hard to come by and staff has been in it long enough to know when something is bumped into that can't be overcome.

Carol Thompson asked if the Committee should recommend a second site if the first site isn't feasible after walking.

Discussion ensued about various sites. It was noted Jasmine is inside the Pinewood Mobile Home Trailer Park. Lee Bird stated he doesn't see 1-2-3-4 or 5 as being feasible. Chairman McCone suggested another 30 days to research another area shouldn't be a problem and to go with this that excites the Committee. Lee Bird noted also checking out the 20 acres across the road.

Chairman McCone clarified this is preliminary, and staff is not going forward with site analysis at this point.

Sabrina Jeffers inquired about a site on the maps presented earlier, near Folsom and Latimer Streets, where it looks like there is a piece of property Brevard County already owns beside the trail. Chairman McCone stated the County probably didn't look at that because it was outside of the defined area. Mr. Nelson suggested if nothing works out in the defined area, an option could be to expand research beyond the imaginary lines.

Comments regarding nearby areas included:

- Lee Bird suggested near Parrish Park–Scottsmoor which Sabrina Jeffers said is wetlands. Mr. Nelson noted for anything north of Aurantia, there would be a problem with I-95 in getting to the trail. The next interchange is at 5A.
- Winnie Woods has ridden from Parrish Park-Scottsmoor to 5a which could be a possibility.
- Chairman McCone has ridden the area around Blounts Ridge.
- Mary Page stated it's worth the extra effort to make 6-7-8 work because it won't be necessary to provide infrastructure.
- Connie Carswell inquired if there are any plans for an interchange at Aurantia. Mr. Nelson stated he hasn't heard of it. The only one he heard of was near Parrish Park-Scottsmoor, but that has since gone away.

Mr. Nelson stated that staff will take a look at sites and expand around the defined area to see that nothing is missed, but will focus on 6-7-8.

Lorene Shafer asked if site 5 would be good for a library, noting it is on Route 1. Mr. Nelson stated he believes that is one of the discussions that will occur if the trail head works but without enough dry land for the other element, then site 5 could be looked at. Chairman McCone noted they don't have to be together, but it would be nice if it could be. She also noted that as use is created, there will be interest in the park.

Chairman McCone reviewed that the Committee made a recommendation to get more information on 6-7-8, some have ridden 1 and portions of 3 and know sections could be useable, so there are alternatives. Chairman McCone asked if staff should be asked to walk any other properties.

#### V. New Business

Connie Carswell noted one Committee member hasn't attended any meetings and asked if that seat should be filled with someone else. In response to Chairman McCone's inquiry, Mr. Nelson reported the County policy is three unexcused absences in a twelve-month period. Staff will bring an attendance report to the next meeting.

#### VI. Public Input

Thelma Roper stated she had already made her comments.

#### VII. Next Meeting Date

Mr. Nelson stated the next meeting date is tentatively scheduled for April 19.

Sabrina Jeffers inquired if the ballfields on the Referendum are already set to go. Mr. Nelson reported the Parrish Park-Scottsmoor project is finished, and was a combination of funding. Chain of Lakes is a very large project, just north of BCC Titusville Campus, which is currently out to bid. Ms. Jeffers asked if ballfields would still be feasible for Mims-Scottsmoor Community Center. Mr. Nelson explained that Chain of Lakes is for more organized athletics. Parrish Park-Scottsmoor and fields associated with this project are basically more neighborhood play fields, instead of for league games. Mary Page asked about field size, which Mr. Nelson said is a hybrid, larger than softball at 350 feet. It was noted teams are practicing at Cuyler and using baseball mitts as bases. Terry will provide throw-down bases for teams practicing at Cuyler.

#### VIII. Adjourn

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**The meeting adjourned at 7:00 p.m. at the motion by Connie Carswell, seconded by Lee Bird.**

**AYE: Bird, Bonnici, Carswell, Jeffers, Katrick, McCone, Miller, Page, Shafer, Thompson, Woods**

**NAY: None**

**Carried 11-0**

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Respectively submitted,

Donna McCone, Chairman            jbi

# Equestrian Trails & Facilities Mims/Scottsmoor Community Center



Brevard County Parks and Recreation  
2725 Judge Fran Jamieson Way  
Viera, FL 32940

March 15, 2004

**Equestrian Trails and Facilities  
and Mims-Scottsmoor Community Center Referendum Committees**

<b>Map Number</b>	<b>Parcel Id</b>	<b>Land Owner</b>	<b>Acres</b>	<b>Taxable Land Value</b>	<b>Total Ad Valorem</b>
1	20G-34-04-AI-00001.0-0000.00	Cerrato, Walter A MD Trustee	122.11	\$122,110	\$2,487.35
2	20G-34-03-AI-00002.0-0004.00	Cerrato, Walter A MD Trustee	9.5	\$9,500	\$193.52
3	20G-34-03-AI-00002.0-0002.00	Cerrato, Walter A MD Trustee	67.25	\$67,250	\$1,369.85
4	20G-34-03-AI-00001.0-0000.00	Richmond 15, L.P.	190.73	\$190,730	\$3,885.15
5	20G-34-02-AI-00002.0-0003.00	Richmond 15, L.P.	57.39	\$344,340	\$7,014.13
6	20G-34-15-AI-00001.0-0003.01	Mancini, Donald R. & Dolores HW	23.18	\$23,180	\$472.17
7	20G-34-15-AI-00004.0-0003.00	Mancini, Donald R. & Dolores HW	40.14	\$40,140	\$817.67
8	20G-34-15-AI-00004.0-0000.00	Mancini, Donald R. & Dolores HW	28.28	\$28,280	\$576.06
9	20-34-35-TA-0000N.0-0000.00	Millennium Decelopment of Titusville LLC	48.27	\$4,883,850	\$99,483.03
10	20-34-36-TA-0000N.0-0000.00	Millennium Decelopment of Titusville LLC	164	\$10	\$0.20