

MINUTES OF THE MEETING OF THE BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

5:00 PM

The Board of County Commissioners of Brevard County, Florida, met in regular session on March 5, 2015 at 5:00 PM in the Government Center Commission Room, Building C, 2725 Judge Fran Jamieson Way, Viera, Florida.

CALL TO ORDER

Attendee Name	Title	Status	Arrived
Robin Fisher	Chairman/Commissioner District 1	Present	
Jim Barfield	Vice Chairman/Commissioner District 2	Present	
Trudie Infantini	Commissioner District 3	Present	
Curt Smith	Commissioner District 4	Present	
Andy Anderson	Commissioner District 5	Present	

INVOCATION

The invocation was given by Reverend Dr. Jerald Smith, Director of Pastoral Care, Parrish Medical Center.

PLEDGE OF ALLEGIANCE

Commissioner Infantini led the assembly in the Pledge of Allegiance.

ZONING STATEMENT

The Board of County Commissioners acts as a Quasi-Judicial body when it hears requests for rezonings and Conditional Use Permits. Applicants must provide competent substantial evidence establishing facts, or expert witness testimony showing that the request meets the Zoning Code and the Comprehensive Plan criteria. Opponents must also testify as to facts, or provide expert testimony; whether they like, or dislike, a request is not competent evidence. The Board must then decide whether the evidence demonstrates consistency and compatibility with the Comprehensive Plan and the existing rules in the Zoning Ordinance, property adjacent to the property to be rezoned, and the actual development of the surrounding area. The Board cannot consider speculation, non-expert opinion testimony, or poll the audience by asking those in favor or opposed to stand up or raise their hands. If a Commissioner has had communications regarding a rezoning or Conditional Use Permit request before the Board, the Commissioner must disclose the subject of the communication and the identity of the person, group, or entity, with whom the communication took place before the Board, takes action on the request. Likewise, if a Commissioner has made a site visit, inspections, or investigation, the Commissioner must disclose that fact before the Board, takes action on the request. Each applicant is allowed a total of 15 minutes to present their request unless the time is extended by a majority vote of the Board. The applicant may reserve any portion of the 15 minutes of rebuttal. Other speakers are allowed five minutes to speak. Speakers may not pass their time to someone else in order to give that person more time to speak.

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PUBLIC HEARINGS

Chairman Fisher called for a public hearing to consider Planning and Zoning Board recommendations of February 9, 2015 and North Merritt Island recommendations of February 12, 2015.

ITEM III.B.1. (14PZ-00118) - RO1, LLC - (KIM REZANKA) - REQUESTS REMOVAL OF A (BDP) BINDING DEVELOPMENT PLAN IN A BU-2 (RETAIL, WAREHOUSING, AND WHOLESALE COMMERCIAL) ZONING CLASSIFICATION, ON 3.44 ACRES, LOCATED ON THE EAST SIDE OF N. COURTENAY PARKWAY, APPROXIMATELY 420 FT. NORTH OF E. CRISAFULLI ROAD

Cynthia Fox, Planning and Zoning Manager, stated this is a request for the removal of a Binding Development Plan that was approved as part of a rezoning to BU-2; this is an almost three and one-half acre site; and it is located in the area of North Merritt Island on the east side of North Courtenay Parkway. She went on to say staff has a draft binding development plan that has been submitted by the applicant.

Kim Rezanka, Dean Mead, representing RO1, LLC, which is a Portland, Oregon LLC; they own property on North Merritt Island of 3.44 acres; as Ms. Fox said, this was rezoned in 1997 from BU-1 to BU-2 with a Binding Development Plan apparently to build mini-warehouses; and she submitted to the North Merritt Island Board, and it is in the Board's packet, what that mini-warehouse was supposed to look like. She stated obviously they are a long, ugly building and they had a 30 foot buffer requirement on the west side, which would be abutting North Courtenay Parkway. She pointed on from 1997 to now the property has never been built; it was foreclosed upon by the bank in 2014; her client then purchased it; and they are unable to sell it because all that can be put on this site is mini-warehouses. She explained to the Board, usually when these have been done in the recent times they have been BU-1 uses with mini-warehouses; that was missing from here; the North Merritt Island Special District Board was concerned about all BU-2 uses; they believe it is compatible because there is BU-2 on the other side; but her client wants to be able to put a retail or professional center on the property. She went on to say she drafted, after meeting with Commissioner Barfield and after hearing North Merritt Island Special District Board, a modified binding development plan; it is not in full form yet because she needs to put in there this modifies the BDP recorded previously; and there may be a couple of changes the County Attorney's Office would want. She advised the Board the applicant is asking for a modification now, not complete revocation; it would be in paragraph 2 they would take out the 30-foot buffer because there cannot be a retail space with a 30-foot vegetative buffer; and they would limit the uses to all permitted uses in a BU-1 Zoning Classification, and delete the mini-warehouse and storage use. She stated the remaining changes in 7, 8, and 9, those are what are now in the standard BDP that promoted to the Board's website; and they added those to be consistent with what is now being considered. She asked the Board to approved the modified binding development plan allowing BU-1 uses, take out the warehouse and storage, and taking out the 30-foot buffer.

Commissioner Barfield stated he met with Ms. Rezanka regarding this matter. He stated he thinks this makes a lot of sense.

There being no further comments or objections, the Board approved request of RO1, LLC for removal of current Binding Development Plan (BDP), approved a modified BDP allowing all permitted uses in BU-1 Zoning Classification, removed the 30' buffer, deleted mini warehouse and storage use, and the applicant to work with the County Attorney's Office to refine any language in the modified BDP.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jim Barfield, Vice Chairman/Commissioner District 2
SECONDER:	Curt Smith, Commissioner District 4
AYES:	Fisher, Barfield, Infantini, Smith, Anderson

ITEM III.B.2. (14PZ-00082) - EAGLE PROPERTIES OF VIERA, LLC, AND ANNA JACKOWAKA - (JAKE WISE) - REQUESTS A CHANGE OF CLASSIFICATION FROM PIP (PLANNED INDUSTRIAL PARK) TO PUD (PLANNED UNIT DEVELOPMENT) AND REMOVAL OF EXISTING BCP'S (BINDING CONCEPT PLAN), ON 45.37 ACRES +/-, LOCATED ON THE SOUTH SIDE OF VIERA BOULEVARD, APPROXIMATELY 0.15 MILE WEST OF U.S. HIGHWAY 1

Cynthia Fox, Planning and Zoning Manager, stated this is a request for a Planned Industrial Park Zoning to Planned United Development Zoning; this will go to a single-family subdivision with 98 homes; this had previously been approved with some landscaping buffers; the plan the applicant has submitted does include some buffers; and staff wants to point out to the Board there are other industrial zoned property in the area that is vacant.

Jack Wise, Civil Engineer for the project, stated he has three letters of support for the project from adjacent property owners; with the PUD Zoning Ordinance the Board has, it is a great examples of how well it can work; they are able to preserve almost every single wetland on the property; they met with the adjacent homeowners association; and they have nothing but support for the project.

There being no comments or objections, the Board approved Eagle Properties of Viera, LLC and Ana Jackowska's request for a change of classification from PIP (planned Industrial Park) to PUD (Planned United Development) and removal of existing BCP's (Binding Concept Plan), on 45.37 acres ±, located south of Viera Boulevard, west of U.S. Highway 1.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Anderson, Commissioner District 5
SECONDER:	Trudie Infantini, Commissioner District 3
AYES:	Fisher, Barfield, Infantini, Smith, Anderson

ITEM VII.B., REPORT, RE: MORRIS RICHARDSON, ASSISTANT COUNTY ATTORNEY

Morris Richardson, Assistant County Attorney, stated their office was advised this morning of a situation where the Cocoa Expo had applied for a special event permit for games to be held from March 4th through March 9th; the permit was denied for a laundry list of reasons; those appear in the memorandum the Board was provided; among them there was no life/safety inspections on any structure, no fire alarm permit for the stadium, parking lot not constructed, and many reasons the Board can look through; and the event is going on despite the denial. Staff is requesting the County go forward and seek an injunction to prevent this event and to cease and desist the ongoing event, which is a violation of County Codes and the Binding Development Plan, as well as to get an injunction that would prevent them from holding future events until they get all inspections and permits that are required.

Robin Sobrino, Planning and Development Director, stated the special events permit was applied for a 6:00 p.m. on Tuesday, March 3rd.

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Jeff Understall, Cocoa Expo, stated they have been held up for the past several weeks; they wanted to only play on the fields; all they wanted to do was play on the fields that have been ready for about two years now; when they received the denial, the teams were already booked to come; and they are not staying on site. He pointed out they are playing for free and the Cocoa Expo is not making any money off of it. He stated the parking lot is in; it does not have asphalt; but looking at all of the different parks all over the nation and in Florida, they never get paved. He noted they have been held up due to the fire line thing, or asphalt would be down and they would have probably received certificate of occupancies (CO) by now. He talked to the Board about another organization whose county allows them to play baseball on the fields. He went on to say he has had good support from the Board all throughout, but it is the staff level where there is a problem; in his opinion, the Board is not running staff the way it should be; and that is what they have repeatedly had the push back and delays. He stated he does not understand why the Board would go through links to shut this down, because they are not hurting or doing anything; it is safe; Mike Mahan the building official was out this morning; he walked it; he said the site is safe; and he has no problem with it. He explained to the Board there are two teams from the mid-west, one is the University of Missouri St. Louis; Coach Jim Brady is the Coach and he would like to speak if possible; there is another team from the mid-west; and they are playing baseball on the stadium field. He noted they had maybe 50 guests or so; they are peaceably sitting in the seats of the stadium; and the stadium is done. He stated they do not have a CO for it but they are not using the facilities; they have Johnny on the spots; the facilities are done and they could be used; but they do not have the finals on all of that stuff because of the eight-week holdup. He pointed out in the counties he has dealt with before, when he asked for a special event permit, he submits for it, and staff will come to the site and visit it; and then they will give an opinion on what to do and how to act. He stated instead of doing that, staff has given him a laundry list of things that really do not have anything to do with what he is wanting to do; he does not want to occupy all of the buildings; they are not asking to go all over the entire park; they want to be exclusive on two different fields, the stadium field, and one other field; and they want to play some baseball games. He stated he does not understand.

Chairman Fisher stated Brevard County is a Charter County and the staff works for the County Manager. Mr. Understall stated that chain of command is what he is talking about.

Mr. Richardson stated he has not dealt much with the Cocoa Expo issue; he does not have a special interest in this case; he will tell the Board, he has talked to every inspector involved today to get the facts straight from their mouths before he came before the Board; he spoke with Mike McCann, and he did not say anything like that to him, it was quite the contrary; he expressed earlier in the morning he would have major problems if any of the structures, including the stadium, were being used for any purpose including the spectators sitting there in the photographs; and he does not believe Mr. Understall was onsite. He stated in addition to not just having final, there have been no life/safety inspections, there have been fire inspection issues, there have been forged documents supposedly being signed by fire inspectors submitted in support of this kind of stuff; and staff has had inspectors out there from where Mr. Understall requested the permit.

Mr. Understall noted the stadium has a fire alarm installed; there is temporary power to that; but the structure is steel and concrete and there are no life/safety issues; what needs to happen is people need to use common sense and what is going on; and a million reasons can be found to stop people from doing something. He stated it is no different than going out into a cow pasture and playing a game.

Commissioner Barfield stated Mr. Understall has a Binding Development Plan (BDP) in place; it is a contract that says this is what will be done on the property; he has to do that before the work can begin and before he can start using it; and he has a serious concern Mr. Understall

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has known what he is supposed to do but he does not do it. He pointed out he will not sign up for anything when public safety and fire safety has not been approved; and if has not been checked and made sure, he cannot approve that.

Mr. Understall stated no one has been out to check; no one from fire rescue has looked at it.

Commissioner Barfield inquired if that is the forged fire inspection reports. Mr. Understall stated he does not understand.

Chairman Fisher stated the County Attorney's Office said some of the reports that came in have been forged. Mr. Understall stated when they went to install all of the utilities, the project was submitted for the site plan including the utilities; fire commented six or seven times in the review process; it was finally approved to be installed; there was a pre-construction meeting which fire and engineering attended; and they explained to them how it was going to be. He stated those inspections were done by Jason Carmata; he came out for four fire inspections; of those he approved and signed off on the drawings, which is what the County Attorney's Office is referring to being forged; and then additionally there was another fire inspector come out two other times who signed off on it. He stated there was a couple of small areas that was not inspected that ended getting backfilled; on the last inspection they had, another inspector said they think they may need a contractor five license permit because he thought it was a fire line instead of a utility line; and at that point, they said another permit needed to be pulled. He noted at that time they said they needed to re-inspect the whole entire line; at that point, they were ready for asphalt; the parking lot was completely finished and ready to go; they were on schedule to have a spring training event; and they ended up digging up 103 fittings to re-inspect after they had already been inspected. He explained to the Board it demolished the entire parking lot.

Commissioner Infantini stated she has followed this for the last few years; she has been out to the facility; to say it is a life/safety issue is to say please do not ever walk across the street that has a little bit of a perforated edge because a person may become injured; and she would appreciate a little less exaggeration of the events. She stated technically he did not get this or that done; she doe think he was wrong in applying for a permit the day before he needed it; and to get denied and use the permit, is a really bad call. He stated to file an injunction on someone who has spent millions of dollars, there has got to be a better way to slap someone's hand for doing something wrong; Mr. Understall had bad judgment; and he does not think an injunction is the right call, and is sending a bad message. She stated she does not like the choices he made, but an injunction is the wrong call. She stated she encouraged the Board to use discretion when leveling a penalty; there should be a consequence for violating the rules; and she reiterated an injunction is not the right penalty.

Mr. Understall stated the place before he came in, they were having games there daily; they had no fire alarm in the stadium at all; it has been that way for 50 years; and the place was in dire straits.

Chairman Fisher stated this has been a painful process; he told Mr. Understall a few years ago to do it right; there has always been controversy involved in the project; and there have been unlicensed people putting in pipes and fire suppression systems.

Mr. Richardson stated what he said was there have been no final life/safety inspections and have not passed; fire safety was out there again today and were not admitted to the facility; and many times when they show up they are not admitted to the facility.

Stockton Whitten, County Manager, stated Assistant County Manager Mel Scott is going to give the Board some of the details that was left out of the nutshell summary of the issue by Mr.

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Understall; and then he will talk later about who they are as a staff, because they are actually going to attempt to work with Mr. Understall if the injunction is passed.

Mr. Scott stated it has been a detailed and documented couple of years while working with this particular developer; staff is building villages; last year \$2.3 billion of new construction went through the County's process; they are recognized by the professional way they deal with contractors in the field each and every day; and they have gone above and beyond with this particular developer. He went on to say in this particular case they have assigned an inspector specifically to bird dog this development for the past couple of years; unfortunately, what they do find is things are done without inspections and not adhering to Code; and Mr. Understall is his own worst enemy. He stated he has worked with the bank representative regarding the fire line; in this case, the State Code is very clear that a person has to have a particular license to install that line; it is not something Mr. Understall can install; instead of ripping the entire line up, Mr. Understall hired someone with the licenses, staff dug up the spots to make those inspections, so ultimately when staff had the forces checked to make sure there would be no leaks, they were able to get there; and it was a process that involved in Mr. Understall laying the pipe wrong and staff having to expose those joints. He explained to the Board that was one of dozens of instances of something taking two weeks, and it takes three or four times that because it has to be redone. He noted staff spends many hours out there; and to think they are not there and inspecting things, it is not true.

Mr. Understall stated staff issued a permit for the installation under his own underground utility license; they reviewed the drawings; they inspected it all throughout the process under his license; and the lines subsequently were pumped up and it passed inspection. He stated after that, they dug up a lot of the fittings; it disturbed thrust blocks that hold the fittings in place; then they were asked to pump the line up without it being backfilled and compacted; and it pushed some of the disturbed thrust blocks off after it had already been passed which caused them to leak. He stated staff is coming after them constantly; there are things from the past he thinks it is rooted from with the fire marshal; but the line was a good line. He explained to the Board if he were to take one line and connect it to his potable water line, that line becomes a utility line, or if he was to put a fitting on the line and a meter on the line, it becomes a utility. He pointed out if they would have told them in the beginning, he would have gone to his friend who is a fire sprinkler guy, and he would have pulled the permit. He stated there was no intent to mislead or do anything wrong.

Commissioner Anderson stated the Board has been supportive of Mr. Understall, and he has been out there; and he inquired how many different developments have Mr. Understall built. Mr. Understall responded he has done \$5 billion worth of work; and he has never had a Code violation. Commissioner Anderson stated his wife worked for a contractor for a short time; he does not know any contractor that does not know that underground utilities when connected to fire lines has to be a fire certified contractor; and he inquired if Mr. Understall did not know that. Mr. Understall responded no, and he has never had to pull the fire line.

Chairman Fisher inquired why Mr. Understall would invite people to Florida knowing there was no CO and he has not gotten through all the inspection projects and to put the County in this situation; a year and one-half ago, he made the front page of *Florida TODAY* for doing the same thing. Mr. Understall replied it is a whole process; a person cannot decide he or she will open one day and expect teams to show up; there has to be some forethought and planning to project out when it would be ready; they assumed this year for sure they would finally be ready; and the buildings are done and the project is complete. Chairman Fisher inquired when these teams were scheduled. Mr. Understall replied okay.

Jim Brady, Head Baseball Coach at University of Missouri-St. Louis, stated they had the privilege of playing there today and saw nothing but superlatives coming from the other team

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and the teams fan; and they found no hazards at all. He pointed out he would not have allowed his team to step on the field if he thought it was unsafe. He noted the County is sitting on a gold mine; it is really special; it is a matter of everyone working together; and their kids were so excited to get on the field. He advised the Board there was no problems as far as the work site at all; it is a beautifully maintained field; and he is grateful this project is moving forward. He stated he loves Brevard County and he has a condominium here. He stated he thinks the County and Mr. Understall can get through the obstacles.

Mr. Whitten stated he will let the County Attorney advise the Board on whether or not it should be allowing the event to go on; if the Board issues the injunction, Parks and Recreation Department is working hard to see if the teams can be accommodated on some of the finest park facilities in the nation; and in addition to that, he will work with the Washington Nationals to see if they have space available at the training complex. He pointed out in spite of Mr. Understall's accusations, staff wants the County's visitors to have a great experience in the County; as a staff in terms of providing the Board with some option, they have been working on those themselves; and if the injunction is issued, staff is working to see if the teams can be accommodated.

Chairman Fisher inquired what the schedule is set for the teams to play. Mr. Brady replied they are scheduled to play tomorrow morning at 11:00 a.m. for a double-header; and they are also scheduled to play this coming Sunday at 12:00 noon. He noted the college World Series could have been played on that field because it was that nice.

Chairman Fisher advised there are things that Mr. Brady does not understand.

Commissioner Smith stated he visited Mr. Understall's facilities about five or six weeks ago and he was very impressed; he told Mr. Understall at the time, that his biggest problem is himself; it would solve all of his problems if he hired a project manager to tie up all of these loose ends; and he has spent several million dollars. He stated the issue before the Board is a bunch of kids and coaches that have games to play; through no fault of their own, they are here ready to play; he appreciates staff going to the trouble of trying to come up with some alternatives of an injunction is imposed; and the stadium is first-class but it is not complete. He stated his suggestion to the Board would be to vote to allow these teams to finish playing, and then to slap the injunction of Mr. Understall.

Chairman Fisher inquired if there is a way to issue a temporary CO that expires March 9th; and could something be installed temporarily. Mr. Richardson replied he would have to defer to staff regarding the temporary CO issue; his concern in speaking with the fire inspector and looking at the Florida Statutes is that the structure itself is being used and he does not know if that can be allowed without passing the statutorily required fire safety inspections; and perhaps the field can be used.

Robin Sobrino, Planning and Development Director, stated in order to issue a temporary CO a person has to have all fire/life safety inspections completed and all of the systems fully-functional; a temporary CO is not used for the purposes of allowing the public into a property; instead a temporary CO will enable a business owner to be able to use the property for stocking of inventory or training of employees; but it is not a mechanism to invite the public in to utilize the business. She pointed out the fire systems and evacuation systems have not been tested, approved, and cleared for usage at this time; the only way to get to the field is walking through the stadium in order to get out to the grass to play there.

Commissioner Smith stated his concern is if someone tripped coming down the steps of the stadium; and he inquired if the County is excluded from any liability. Mr. Whitten stated the stands are probably perfectly fine; there has not been a final inspection and there are no CO's; if

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the County allows this special event to happen, there is a huge amount of liability it is bringing on; and that is the issue.

Mr. Richardson stated if a special event permit had been applied for timely in advance and all requirements had been met, the County would have required a special insurance policy that would cover things in the interim in the facilities. He stated the Board should think long and hard before it says to let the public into structures without final inspections and State-required life/safety inspections without CO's in place; and he inquired if that is a road the Board wants to go down. He stated going down the list of tools in the toolbox to prevent something like this from happening, an injunction is the one tool that can preclude it; and a Code Enforcement fine does not work in cases like this.

Commissioner Infantini stated he specifically remembers at one time the Board was concerned that at one point of time there would be an event that was already organized, it would not be CO'd; and she sat up there and said she is sure Mr. Understall is not going to do that. She went on to say there has to be a consequence; she does not want it to be to the baseball teams; she feels confident that between her connections at Florida Institution of Technology (FIT), the Washington Nationals, and the park facilities that the County can find a place for the baseball teams to play; but it would be inappropriate for the County to assume liability for the teams to continue playing. She stated it pains her saying it; the teams cannot play at the facility until it passes inspections; sometimes the rules are silly, but they are the rules just the same; and until they are changed, she has to follow them and so does Mr. Understall. She asked the County Attorney to explain the injunction to her again.

Mr. Richardson stated that is what the County Attorney's Office would be seeking for this event; no more events like this can be played until they have whatever restrictions and CO's are required and compliant with the BDP; the County is just asking Mr. Understall to follow the rules; and in this case unfortunately an injunction is needed because he has not done so.

Commissioner Smith inquired what the penalties are if the injunction is filed other than the fact Mr. Understall cannot have the games. Mr. Richardson replied if an injunction is issued by the Court and Mr. Understall holds games in violation of the injunction or any other events in violation of the injunction, he could be held in criminal intent potentially; but the County would not be asking for any fines to be imposed.

The Board directed the County Attorney to file an action seeking an injunction requiring the Cocoa Expo to cease and desist the current baseball game event, and prohibiting any other such events or use of the facilities until such time as all required inspections have been performed, permits have been issued, and the Cocoa Expo is in compliance with all County regulations and the conditions of

Chairman Fisher expressed his apologies to Coach Brady; Mr. Understall has consistently refused to work with staff in doing things the right way; and each month he gets a call that there has not been cooperation.

The Board directed the County Attorney to file an action seeking an injunction requiring the Cocoa Expo to cease and desist the current baseball game event, and prohibiting any other such events or use of the facilities until such time as all required inspections have been performed, permits have been issued, and the Cocoa Expo is in compliance with all County regulations and the conditions of the approved Binding Development Plan (BDP).

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RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Trudie Infantini, Commissioner District 3
SECONDER:	Jim Barfield, Vice Chairman/Commissioner District 2
AYES:	Fisher, Barfield, Infantini, Smith, Anderson

Mr. Whitten stated Assistant County Manager Venetta Valdengo said that Mitch Ellington Park is available both tomorrow and Sunday; and additionally, the Washington Nationals is checking on their field availability.

ITEM VII.A., REPORT, RE: STOCKTON WHITTEN, COUNTY MANAGER

Stockton Whitten, County Manager, stated the Board cancelled the March 12, 2015 Workshop; it has been rescheduled to April 9, 2015; and he needs the Board's approval for that.

The Board approved rescheduling the March 12, 2015 Workshop to April 9, 2015 at 1:00 p.m.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Anderson, Commissioner District 5
SECONDER:	Jim Barfield, Vice Chairman/Commissioner District 2
AYES:	Fisher, Barfield, Infantini, Smith, Anderson

ITEM VII.F., REPORT, RE: JIM BARFIELD, DISTRICT 2 COMMISSIONER

Commissioner Barfield stated at Tuesday's meeting Chairman Fisher spilled his coffee all over everything on the dais; and the Board bought him a sippy cup to ensure it does not happen again.

Upon consensus of the Board, the meeting adjourned at 6:08 p.m.

ATTEST:

ROBIN FISHER, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
BREVARD COUNTY, FLORIDA

SCOTT ELLIS, CLERK