

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes December 7, 2023 – 2:00 PM

MEMBERS PRESENT

Marcus Herman, Chair
Nicole Morgan, Board Member
Jack Smink, Board Member
Jack Ratterman, Board Member
Cynthia Wall, Vice Chair
Andy Barber, Board Member

MEMBERS ABSENT

Corey Mecagni, Board Member

AGENCY STAFF

Larry Lallo, Executive Director
Stefani Maduskuie, Community Redevelopment Manager
Justin Caron, Assistant County Attorney
Cheryl Hurren, Executive Assistant/Clerk

GUESTS

Donn Weaver, Veterans Memorial Center
Dean Schaaf, Veterans Memorial Center
John Hopengarten, Westchase Group, Inc.
John Denninghoff, Assistant County Manager
Kika Golan, D2 Office
Tim Lawry, BC Facilities
Scott, Raab 329 Hibiscus
Carol Raab, 329 Hibiscus
Curt McKinney, 329 Hibiscus
Frank Plata, Plata Engineering, 329 Hibiscus
Suzanne Taylor
Leslie Sims, CAMI
Susan Smith, D2
Kika Golan, D2

CALL TO ORDER AND ROLL CALL

Meeting opened with the Pledge of Allegiance at 2:04. Ms. Hurren took roll call.

PUBLIC COMMENTS – ANNOUNCEMENTS – Leslie Sims, CAMI member, announced on Saturday there would be a Holiday Illumination Event from 4:00 pm to 7:00 pm. Ms. Sims was excited to share there will be 23 vendors; 9 are food vendors; a bounce house; live entertainment, open to the public.

- I. Meeting Minutes
 - A. Approval of the November 2, 2023, meeting minutes.

Board Member Morgan made a motion to approve the November 2, 2023, meeting minutes. Seconded by Member Wall. The motion was unanimously approved.

II. Consent Agenda:

- A. 2024 Meeting Calendar – pulled by Member Wall
- B. USEPA Brownfields Community Assessment Grant Update
- C. Medal of Honor Tribute Appropriation Application
- D. Redevelopment Plan Update Draft Chapters Review

Board Member Ratterman made a motion to approve the 2024 meeting dates. Member Wall interjected maybe we should consider 1 meeting that could be held at night. **Seconded by Member Barber. The motion was unanimously approved.**

Moved to III.B

III.B 329 Hibiscus Office and Storage Structure Site Plan:

In attendance for this item was Scott and Carol Raab, Curt McKinney and Frank Plata, Plata Engineering. Mr. McKinney shared this project is a preliminary site plan for a metal building. Mr. McKinney continued their meeting with the County concluded the metal building was permissible in the Merritt Island area. The Board entered a lengthy discussion on metal buildings and how MIRA does not want metal buildings in the MIRA District. Mr. McKinney indicated the owners, the Raab's, are not seeking a business license as the building is for personal car collection restorations done by Mr. Raab and storage of the cars. Mr. McKinney continued there is an issue as the Brevard County Fire Department is adamant about installing a fire hydrant which is very expensive. Attorney Caron addressed the Board that this site plan will go through the Planning & Development Dept. and their codes.

III.A Boeteka Fence Variance Review – 23V0043, 1775 E. Merritt Island Causeway:

The owner is TGAC Real Estate, and the property is in BU2 zoning. The applicant is requesting that an 8-foot fence be permitted, only along the westside of the property within the site to create a sense of separation from the business and adjacent pedestrian pathways along the roadway, and to allow for additional site security. This request will move on to the Board of Adjustment. After reviewing the site plan, the MIRA Board discussed the height of the fence and the different types of fencing. The Board agreed to liking the change.

IV. New Business – None

V. Ongoing/New Business

- A. Veterans Memorial Park Amphitheatre & Site Plan Improvements Project Review & Action Items:
 - 1. Project Updates – Current Status
 - 2. Review Scope of Work Alternatives and Deducts
 - 3. Phasing Alternatives
 - 4. Funding Alternatives Strategy Forward

B. Review of 90% Landscaping Plans for S. Courtenay Widening Project (CIP)

VI. Board Reports and Presentations – None

Meeting adjourned at 5:30 pm. Next scheduled meeting is on January 25, 2023, at 2:00 p.m.