

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes February 23, 2023 – 2:00 PM

MEMBERS PRESENT

Marcus Herman, Chairman
Wendy Ellis
Andy Barber
Nicole Morgan
Jack Smink

MEMBERS ABSENT

Eddie Lebron, Vice-Chairman
Jack Ratterman

AGENCY STAFF

Larry Lallo, MIRA Executive Director
Stefani Maduskuie, Community Redevelopment Manager
Cheryl Hurren, Exec. Assistant/Clerk
Justin Caron, County Attorney's Office

GUESTS

Steve Anderson, Summit D&B
Mike Dunlap, Facilities Dept.
Duane Watson, Watson Real Estate
Leslie Sims, CAMI
Randy Norwood, Doc's Bait House
John Hopengarten, Brevard County P&Z Board
Jeff Ball, Planning & Development via Zoom

CALL TO ORDER AND ROLL CALL

The Board began with the Pledge of Allegiance. The meeting was called to order at 2:05 pm; Ms. Hurren took roll call.

PUBLIC COMMENT/ANNOUNCEMENTS: None

- I. Consent:** (action item) Instruction from Chairman Herman on changing the consent agenda.
- A. Approval of January 26, 2023 Minutes.
 - B. Approval of February 9, 2023 Workshop Minutes

Board Member Barber made a motion to approve the Consent Items A & B. The motion was seconded by Board Member Ellis. The motion was unanimously approved.

C. Project Updates and Status Report. Manager Maduskuie reviewed pics of some of the projects and updated others. Hampton Manor is a new assisted living facility behind the new Starbucks across the street which includes memory care and non-assisted living. Others community projects included were

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Dunkin Donuts; Crane View; Island Kleen Machine property; replacing the lighting and crosswalks at SR3 and Mustang/Lucas Road – construction to begin in April. The Health First Wellness Village has been demolished and the demolition/mass grading permit was issued several months ago. Ms. Maduskuie concluded with pictures of the Veterans Memorial Park trees funded by our recent donor.

II. Development Presentations:

A. S. Courtenay Improvements Project (Action Item) - will improve the entrance to and from South and Central Merritt Island through a multiple part project to improve traffic capacity, including additional turn lanes; pedestrian and vehicular safety improvements, drainage improvements, and landscape improvements to remove blighted conditions. However, costs are increasing and additional funds will be needed from the County and MIRA. There was considerable discuss, surrounding our motivations to get the project started, primarily for beautification of the gateway, then stormwater, and then larger long-term corridor roadway safety.

Board Member Ellis made a motion to approve MIRA’s increased cost by \$725,000 bringing the total CIP commitment to \$2.0 million, contingent upon the County covering the enhanced landscaping costs. The motion was seconded by Board Member Morgan. The motion was unanimously approved. There was a discussion on wording with this previous motion being retracted.

Board Member Smink made a motion to retract the previous motion. The motion was seconded by Board Member Morgan. The motion was unanimously approved.

Board Member Barber made a motion to table any action at this time, subject to meeting with Commissioner Goodson and Staff, and Susan Hall Landscape Architects, to see if we can find a way forward to complete the project objectives, plus include the enhanced landscaping, and irrigation with our total commitment of \$2.0 Million . The motion was seconded by Board Member Ellis. The motion was unanimously approved.

B. Crane View LLC, 242 Crane View Lane (Action Item) to be known as Falling Leaf. One of the applicants, Steve Anderson, was present representing Crane View LLC with a request to rezone this blighted piece of property from RU-2-15 to RU 2-30 requiring changes to the Future Land Use designation and possibly the Comp Plan. This property is approximately 3.95 acres with an existing BDP Plan limiting density to construction of 48 residential units. Removal of the existing BDP is requested to develop to 3-4 stories limiting the project to 90 units of multi-family housing construction.

Board Member Ellis moved to recommend approval of the change in the Future Land Use designation from RES 15 and NC to RES 30 DIR and a zoning change from RU-2-15 to RU-2-30 subject to the following conditions:

- 1. Placement of a new BDP Agreement on the site limiting the development to three (3) stories and a maximum number of 90 residential dwelling units equating to a not-to-exceed density of 23 units per acre.**
- 2. A maximum building height of thirty-five feet (35’).**

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3. MIRA Board review of a preliminary and final site plan.

The motion was seconded by Board Member Smink. There was a discussion. The motion was unanimously approved.

III. New Business: NONE

IV. Ongoing/Old Business

A. Active Zoning and Site Plans – Director Lallo and Community Redevelopment Manager Maduskuie reviewed with the Board with a list property reviewed, and or on the active zoning and site plan list.

B. Board Member Search – At the time of this meeting there was 1 applicant and 5-6 verbals. At the next meeting, applications will be reviewed to be referred to Commissioner Goodson for selection.

C. FY 21-22 Audit Task Order – According to State Statute, the CRA financial audit report must accompany the annual financial report submitted to the Department of Financial Services by the county or municipality. CRA Stand-Alone Finance Statements Guidance is available on the Florida Auditor General website. The cost to the Agency is approximately \$7,250.

D. Redevelopment Plan Update – Director Lallo and Chairman Herman will meet with Commissioner Goodson regarding his input support for the plan update elements the Board has discussed thus far. Staff will continue to work on updating the Plan.

E. Budget Highlights/FY22-23 Process – budget is due to Budget Office by May 1, 2023. Director Lallo provided the 2023 Budget Calendar, reviewing highlights.

V. Board Reports and Presentations:

Marcus Herman, Chairman: No Report

Eddie Lebron, Vice-Chairman: Absent

Andy Barber: No reports

Wendy Ellis: No report but asked after the Veterans Project

Nicole Morgan: No report but shared they were able to buy the empty bank building

Jack Smink: No Report

Jack Ratterman: Absent

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Director Lallo: No Report

Stephani Maduskuie, Community Redevelopment Manager: No Report.

Justin Caron, Assistant County Attorney: No Report.

Board Member Ellis made a motion to adjourn. The motion was seconded by Board Member Morgan. The motion was unanimously approved at 4:42 p.m.

The next regularly scheduled meeting of the MIRA Board of Directors is on March 30, 2023 at 2:00 p.m.