

**MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS**  
**Meeting Minutes June 29, 2023 – 2:00 PM**

**MEMBERS PRESENT**

Marcus Herman, Chairman  
Cynthia Wall, Vice-Chairman  
Andy Barber  
Nicole Morgan  
Jack Smink  
Jack Ratterman  
Corey Mecagni

**MEMBERS ABSENT**

**AGENCY STAFF**

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

**GUESTS**

Kika Golan, D2 Commission Office  
Jeffrey Ball, BC Panning & Development  
John Hopengarten, BC P&Z Board/Affordable Housing Council  
Matt Culver, BC NRMO  
Mike Dunlap, BC Facilities  
Mike Simon, Proposed RV Park  
Mr. Simon, via phone  
Randy Norwood, Doc's Bait House  
Sandra Sullivan  
Tracey Graf, Abbott Home Care Owner/Nurse  
Duane Watson, Watson Real Estate

**CALL TO ORDER AND ROLL CALL**

Member Smink led The Board with the Pledge of Allegiance. The meeting was called to order at 2:00 p.m.; Ms. Hurren called roll call.

Board Member Smink brought forth a concern regarding the new State Affordable Housing Bill 102, and its potential impact on Merritt Island. There was some discussion. Chairman Herman advised we need to keep the meeting agenda on track. Chairman Herman moved into the agenda.

**PUBLIC COMMENT/ANNOUNCEMENTS:**

Duane Watson commented that many structures in the redevelopment area are looking for increasingly blighted requesting that the Commercial Façade Improvement Plan be restarted.

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Craig Winebrenner a business owner in vicinity of the proposed RV Park Variance at 250 Imperial, advised that the Planning and Zoning review process needs to be modified so that citizens, can be consistently notified of when the MIRA Board is reviewing zoning related applications. Jeffrey Ball advised that the County sends out notices to the property owners, and that the MIRA Board does not hold a formal public hearing.

**I. Consent:** (action item):

A. Projects and Programs Updates and Status Report – **pulled**

B. Amphitheatre Management Plan Task Force Update – Mike Dunlap and Larry Lallo shared that the site plan permitting is in process and will keep moving forward. The landscaping in the immediate vicinity of the Site Plan Area is included. The master landscaping plan for the entire park will need to be addressed in a phased approach or even simultaneous to construction. This may require more surveying. The RFQ will go out for bid, next week for the Construction Project Manager, and then the Selection Committee will meet and begin the Contractor selection process.

**Member Ratterman made a motion for MIRA to review the site plan with the master landscaping overlay at the appropriate time prior to beginning the master landscaping aspects of the project. The motion was seconded by Member Morgan. Unanimously approved.**

II. A. Approval of May 25, 2023, Meeting Minutes

**Board Member Morgan made a motion to approve the May 25, 2023, meeting minutes. The motion was seconded by Board Member Barber. Unanimously approved.**

III. Development Presentations:

A. Walmart Fuel Service Site Plan (Review) – Mr. Ball updated the Board this site plan is going through the review process. Member Ratterman requested that MIRA see the final site plan, with landscaping improvements, prior to final MIRA approval.

Ms. Sandra Sullivan came in just after the start of the meeting and asked to speak to the Board. Chairman Herman gave her the floor for 3 minutes. Her comments were concerning the incorporation of Merritt Island and the lack of transparency she felt was missing in the process. Ms. Sullivan also suggested that high density affordable housing nor incentives to do so, should be included in our Redevelopment Plan Draft. A legal opinion is needed to determine applicability of the County Density Bonus incentives, and the recently implemented Florida State SB 102 affordable housing Live Local Act bill. Mr. Herman advised Ms. Sullivan that the Merritt Island Redevelopment Agency was not involved in the incorporation study and advised she is beyond the allowed public time, and that we need to move forward with the agenda. Ms. Sullivan continued to talk beyond the 3 minutes and was again asked by Chairman Herman to relinquish the floor.

B. 23V00018 Variance Application – 800 E. Merritt Island Causeway (Sign) – Vitamin Shop represented by Angela Kopnick. Per the application, the reason for the request is “the existing signage limitations allowed at the time of permitting does not allow for adequate visibility for

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customer flow and is less square footage than other neighboring tenants”. The facts and circumstances were reviewed, in regard, to larger signage in the same plaza, which required evaluating the formula basis, and a visual look at the plaza signs.

**Board Member Barber made a motion to support the sign variance request. The motion was seconded by Board Member Ratterman. Unanimously approved.**

C. Time Certain 3:00 p.m. – 23V00016 Variance Application – 250 Imperial Street (RV Park) –Mr. Simon representing the proposed future RV Park development company spoke. He advised this would be their first RV Park project. He advised that to develop an RV Park on this property there was a need for a variance request and a 6-figure investment. After some discussion Jeffrey Ball advised the Board about the details of the request. The variance request is necessary to qualify for a change in the zoning to enable RV Park Zoning, which requires 5 acres by code for this purpose; the present acreage is 4.18. There was a brief power point presentation, from Mr. Simon, about the proposed RV Park project. The father of Mike Simon was traveling – also communicating via an intermittent zoom connection and cell phone. He advocated for the quality of the RV Park and quality of the customers that stay at RV Parks. Issues brought forth included length of stays, noise and lighting factors, Marcus Herman, Andy Barber, and Mr. Simon advised, there will be electrical hookups. Generators would normally be off on vehicles upon entering the park. Jack Ratterman: not an appropriate use of the site, ingress egress, approximately 84 persons going in going out. Marcus Herman advised three local business owners he talked to are not in favor of the project. Andy Barber, not in favor, of variance request: No development rights exist to do this. Mostly weekly and monthly stays. Cynthia Wall: Her research advised it looks like about ¾ of the residents abutting the area are residents. No studies on RV Park impacting residential property values. Cynthia Wall: Appreciate the intent of the proposers. It comes down to the use. It’s Not appropriate. Nothing against RV’s. Marcus Herman: property not right for what they are trying to do there. Cynthia Wall spoke to property owner that owns two properties in Belair Estates. They were not in favor. Jack Ratterman: Big rigs coming in on a curve. There is a place for it but not in the heart of Merritt Island. Andy Barber felt to build single family homes at this site, it would be an attractive product.

**Board Member Ratterman made a motion to deny the request for a variance. The motion was seconded by Board Member Morgan. Unanimously approved.**

D. 23Z00029 Zoning Application – 250 Imperial Street (RV Park) - The owner, Vivian Wasef, is represented by Kim Rezanka of Lacey Lyons Rezanka. The property is located on the eastside of Imperial Street, approximately 250 feet and south of Fortenberry Road. The purpose of the Zoning Request is “rezoning from Trailer Park (TR3) to Recreational Vehicle Park (RVP) to develop a high-end Recreational Vehicle Park with a Binding Development Plan (BDP). Mike Simon was present to speak to and answer questions regarding the RV’s coming to the proposed park; length of stays; density allows for 42 and the plan is for 41 RV sites. There was some moderate discussion affirming sentiments of the Variance Application discussion. Director Lallo advised he discussed the project with Commissioner Goodson. He was not in favor of the project.

**Board Member Ratterman made a motion to deny the rezoning request. The motion was seconded by Board Member Morgan. Unanimously approved.**

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E. Blue Crab Cove at Griffis Landing; Ms. Apple’s Site Improvements – Matt Culver (NRMO) – Mr. Culver shared with the Board Mrs. Apple has had some personal challenges, so that site is not operating temporarily. In creating the redevelopment plan concept for the “Crab Shack” it was found to have 7 different buildings, with several in need of repair or replacement. Continuing, Mr. Culver said the fuel sales are picking up with revenue going to the County and Mr. Norwood is seeing benefit from the fuel business. A State of Florida Appropriation grant has been awarded in the amount of \$890,000 towards improvements for the project. The estimated cost of improvements is \$1.23 million. Mr. Culver asked if the Board would be agreeable to funding \$300,000 to make up the difference in the estimated cost of improvements.

**Board Member Barber made a motion to approve up to \$300,000, via a FY 2024 budget modification, if necessary to meet the needs of the project. The motion was seconded by Board Member Ratterman. Unanimously approved.**

Mr. Culver continued that via a Florida Forever Stan Mayfield Working Waterfront Grant, funding was awarded to Brevard County, subject to all due diligence being approved, and the appraised value meeting or exceeding the purchase price of the Sutton Pool property. The Zoo is waiting for all of this to take form, and if all approved and agreed, the Zoo will move forward with their design and improvements, prior to moving in.

**IV. New Business:**

A. Fiscal Year 2022-2023 Audit Engagement (action item) – Director Lallo told the Board it’s time to begin the engagement for the annually required audit. Cherry Bekaert, the Agency’s contracted auditor, has proposed a quote for \$7,650.00; this will be their last year on this contract.

**Board Member Barber made a motion to approve the proposal and enter into the engagement agreement for \$7,650 for the FY22-23 audit. The motion was seconded by Board Member Mecagni. Unanimously approved.**

**V. Ongoing/Old Business**

A. Merritt Island Redevelopment Plan Draft (update) – Manager Maduskuie asked that the draft going to the BoCC move from July to September.

**Board Member Morgan made a motion to move the Plan Draft going to the BoCC from July to September. The motion was seconded by Board Member Wall. Unanimously approved.**

Tracey Graf, a nurse, owner of Abbott Home Care, and Senior Advocate, asked to address the Board regarding the senior homelessness and the condition of a property, acquired in March for 30 mil, housing the elderly that is mold and bug infested.

B. S. Courtenay Parkway Interlocal Agreement (action item) – Director Lallo explained the Interlocal Agreement with County was for MIRA’s 2 million contribution for improvements, but it could go up to as much as 4 million. The Board discussed the agreement as written.

**Board Member Morgan made a motion to reject the contract as written with a change being made where MIRA would contribute no more than \$2 million to the project (apart from landscaping improvements beyond the**

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*\$125,000). If the agreement is changed with this stipulation, Director Lallo may sign the agreement. The motion was seconded by Board Member Ratterman. 5 members approved with 2 dissensions.*

C. Bylaws Revisions Draft (Review) – Member Ratterman discussed some of the proposed changes he would like to see be made in the current Bylaws. Director Lallo asked the Board to review the Bylaws and proposed changes and come back to July’s meeting with comments or additional changes; a vote will be taken then. Member Smink asked for clarification of the different meanings regarding page 5, Task Force & Committees. There was considerable discussion. Board Members requested to see a full copy of the current bylaws with the changes tracked, so they can review what is being proposed for change. Member Ratterman will be providing this, and Larry will get it out to the Board.

**VI. Board Reports and Presentations:**

Marcus Herman, Chairman: No Report.

Andy Barber: No report.

Nicole Morgan: No Report but banners at the hospital are just hanging there; needs attention.

Jack Smink: No Report.

Jack Ratterman: 192 & SR 528 projects are back on the FDOT web site.

Corey Mecagni: No report.

Cynthia Wall: No report.

Director Lallo: Director Lallo and Manager Maduskuie attended the Brownsfield Projects Conference in Orlando last week. Each attended different sessions to cover the conference. Will be sharing about the benefits of cleanup and tax credits.

Stephani Maduskuie, Community Redevelopment Manager: Mention the Brownfields Projects Conference and some possible projects that can be discussed later.

Justin Caron, Assistant County Attorney: No Report.

**Board Member Wall made a motion to adjourn. The motion was seconded by Board Member Ratterman. The motion was unanimously approved at 4:57 p.m.**

The next regularly scheduled meeting of the MIRA Board of Directors is on July 27, 2023, at 2:00 p.m.