

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes July 27, 2023 – 2:00 PM

MEMBERS PRESENT

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

AGENCY STAFF

Larry Lallo, Executive Director
Stefani Maduskuie, Community Redevelopment Manager
Justin Caron, Assistant County Attorney

STAFF ABSENT

Cheryl Hurren, Executive Assistant

GUESTS

Dean Schaaf, President Veterans Memorial Center
Donn Weaver, Veterans Memorial Council
Ted Suzor, President Brevard Veterans Council
Julia Deptula, Community Advocacy for Merritt Island
Paul Mazzoni, Island Cremations
Dillon Mazzoni, Island Cremations
Chris Wallace, Merritt Island Resident
Kristi Everingham, Community Advocacy for Merritt Island
Debbie Sanders, Community Advocacy for Merritt Island
Paul D’Arelli, National Development Advisors
Domenic D’Arelli, Apogee Development Services
Channing Black, Merritt Island Resident
Kim Rezanka, Lacey, Lyons and Rezanka
Jeff Lucas, Atkins
Sandra Sullivan, Satellite Beach
Jennifer Parrish, Merritt Island Resident
Amy Worsham and Jeremy from Stantec via Zoom

CALL TO ORDER AND ROLL CALL

Board Member Ratterman began with the Pledge of Allegiance. Chairman Herman called the meeting to order at 2:00 p.m. Mrs. Maduskuie took roll call.

PUBLIC COMMENTS - ANNOUNCEMENTS

There was discussion about the legality of voting on agenda items with the short notice of the agenda change and distribution of board packet materials. Attorney Caron gave the opinion that the MIRA Board may proceed with voting on the agenda items because the agenda was publicly posted within statutory requirements.

Board member Barber made a motion to vote on the agenda as planned proposed. It was seconded by Chairperson Herman. The motion was approved with a 5-2 vote: Members Ratterman and Smink voting no.

Board Member Ratterman requested that the meeting minutes be moved up to the first item on the agenda. He also requested that the draft watermarks on the proposed meeting minutes be lightened to make the information for readable. Staff agreed to make these changes.

Public Speaker 1: Channing Black (Merritt Island) introduced himself. He has been in Florida for 24 years and in Merritt Island for 8 of those years. He has been married 22 years. He has a 21-year-old daughter and a 19-year-old son who attends Eastern Florida State. He is about to become a granddad. He is going to be a fly on the wall for the meeting. Chairperson Herman welcomed him.

Public Speaker 2: Paul Mazzone (Island Cremation Funeral Home and Resident of Merritt Island) introduced himself. Also attending was Paul's son, Dillon, a licensed Funeral Director, and Embalmer. They own Island Cremation Funeral Home which has been in business since 2011. Mr. Mazzone stated that his business receives 1400 calls per year and is growing fast. They just bought the residential property next to their business. He stated that today was not a complaint, but a cry for help. He is trying to get the property that has been dormant for over 11 years, and it is hazardous. Mazzone has been to the County to rezone the property for use as a parking lot and has invested a significant amount of money but has struggled to get support with pushing the change through. He has received several signatures from neighbors in support of changing the use of the property. Through this solution, Mazzone is trying to solve a County complaint about the parking on his current property. Chairperson Herman encouraged Mazzone to contact MIRA staff for help.

Chairman Herman moved on to the following time-certain agenda item: Moved from III.C

I. Development Presentations

A. Cone/Court Executive Storage:

a) PZ App# 23SS00015 Tax Account No. 2521094, 2501390

Rezoned from BU-1 to BU-2, changing FLU from CC and NC to All being zoned CC.

b) PZ App# 23Z00053 Tax Account No. 2521094, 2501390

Rezoned from BU-1-A to BU-2 with Binding Development Plan

Cole Oliver, representing the applicant, spoke about the rezoning and Comprehensive Plan request.

He confirmed that the site is designed to have a solid wall between the site and the adjacent neighborhood. Cole understands the process and will be in touch with MIRA staff to bring forth the project site plan. Mr. Oliver confirmed that the project height is capped at 35 feet.

Board Member Barber made a motion to give the opinion to approve the rezoning application if it includes a Binding Development Plan (BDP) limiting the rezoning to the single use being proposed in the application, and with the understanding that the applicant will return to MIRA to present the site plan. Seconded by Member Mecagni. The motion was unanimously approved.

Board Member Barber made a motion to show support for the Future Land Use Comprehensive Plan change requested by the applicant. Seconded by Member Wall. The motion was unanimously approved.

PUBLIC COMMENTS - ANNOUNCEMENTS

Chairman Herman returned to the public comments portion of the agenda.

Public Speaker 3: Sandra Sullivan (Satellite Beach Resident) expressed concern over several issues. She thought there were issues with transparency of the MIRA and board members not having board packets until 24 hours in advance. She expressed concern with how the MIRA Board relates to the Preservation Committee. She believes there may be an ethics violation and requested the county attorney investigate it. She pointed out that Stefani Maduskuie, a full-time staff member responded to a public records request from Susan Aroyan, a Merritt Island Preservation Committee Member, to provide her with photos and videos for her website.

Manager Maduskuie responded with an explanation of her duties for public requests under the Sunshine Law and pointed out that the law includes access to assets such as photos and videos. She stated that the requestor had a right to those records, despite her affiliation with the Merritt Island Preservation Committee, just as anyone else would.

I. Consent Agenda

- A. Projects and Programs Updates and Status

Board Member Barber made a motion to approve the consent agenda. Seconded by Member Wall. The motion was unanimously approved.

Public speaker: Sandra Sullivan, spoke about the Merritt Island transit shelters, which was pulled by Chair Herman from the consent agenda.

II. Meeting Minutes

- A. Approval of the June 29, 2023, Meeting Minutes

Motion by Member Barber to approve the June 29, 2023, minutes. Seconded by Member Morgan and unanimously approved.

III. Development Presentations

- A. Brownfield Grant Community Assessment (Redevelopment Planning)

Public Speaker: Sandra Sullivan about brownfields, (7 phase 1 reports and 6 phase 2), Sandra Sullivan said her property lies on an old military toxic dump and she knows some things about this subject.

Stantec

Amy Worsham and Jeremy presented the process and planning for sites that have or perceived to have been contaminated. The EPA encourages money be used in these areas for clean-up.

- B. Woodfield Development, Fortenberry Road Apartments Site Plan

Sandra Sullivan spoke about wetlands on Woodfield, unbuildable for overlays 653.4c, 462e, showed wetlands inventory map, double FEMA rates, largest wetlands of any state, flooding in Merritt Island causes people to show up to commissioner meetings, "irresponsible development."

Kim Rezanka presented the Woodfield's plan. Ignore the survey and review the survey by Bio-Tech Consulting; they can do this because of the stormwater plan, and it has been approved by St. Johns River Management System. Changes from December to now: down from 6 buildings to 5, entrance on Harbor Woods changed, revised wetlands lines, increased the driveway from Fortenberry. Sewer is already available. Redevelopment plan, rejuvenation, eliminate dilapidated buildings, and reduce slum and blight, adjoin small parcels, sidewalk at the entirety of the project. It does not directly impact the wetlands. Member Ratterman asked if it's gated; yes, it will be gated but we don't know at what times. Gated means the owner will take care of everything inside. Harbor Woods is owned by the County and they are in debate as to who is responsible for maintenance. Member Barber suggested getting rid of the Harbor Woods sign. Ms. Rezanka requests that MIRA make a recommendation to support this plan.

Question from resident Elizabeth Michelman from Tropical Trail regarding the proposed traffic. Ms. Rezanka responded a traffic impact analysis was submitted; Ms. Michelman stated she has lived here for several years; she hopes analysis is considered long enough.

Member Smink expressed concern about getting hit with a Cat 4 hurricane. Member Herman said they studied the runoff extensively. There should be no flooding issues whatsoever with this.

Director Lallo mentioned that the proposal in 2022, the MIRA board assented to 395 units on half as much land. The developer has reduced the density and increased the land. Someone says the road is at a rating of E. Ms. Rezanka says it's not an E. Member Smink asked if they are renting. Ms. Rezanka asked renting. Ross Abramson says the bulk of the units are 1 and 2 bedrooms (averaging 1,000 sft) Market rates are about \$2,000/month. Member Barber says not a lot of been built here.

Motion from Member Barber to accept the Woodfield site plan as it is; seconded by Cynthia Wall. Opposed by Members Smink and Ratterman. Passed 5 to 2.

- C. Cone/Court Executive Storage: **Moved to time certain slot; see above.**
 - a) PZ App #23SS00015 Tax Account 2521094/2501390. Rezone from BU-1 to BU-2; changing FLU from CC and NC to all being zoned CC.
 - b) PZ App #23Z00053 Tax Account No. 2521094/2501390. Rezone from BU-1-A to BU-2 with Biding Development Plan

IV. **New Business:** None

V. **Ongoing/Old Business**

VI. **Board Reports and Presentations:**

Chairman Herman: no report.

Member Barber: hurricane flooding and clogged gate at the S. Courtenay Road project area; there is an area that is not useable. Director Lallo responded: Member Baber your comments and passed them along to the county. They are going to try to do a serpentine sidewalk and Director Lallo

asked the engineering calculations to be verified. Director Lallo will send Jack Ratterman landscape information.

Member Mecagni: no report

Member Morgan: asked about the arcades popping up. Member Wall called the tax collector's office and verified that all but one is paying taxes.

Director Smink: asked Justin about 48 hours and scheduling of meeting, Larry responded that he has a track record of getting the packets out on Monday night. Director Lallo mentioned that the board packets create a challenge of ADA compatibility.

Member Ratterman: no report

Member Wall, no report. Reminder: she will be out of town and Member Barber states he will be out office.

Attorney Caron: no report.

Director Lallo explained Mike Dunlap couldn't come to the meeting and sends his apologies. We need to go into a different force main. SJRM plan has been submitted. It will be moved into ponds that used. FDEP sewer permit was submitted to the county. Member Smink asked about the sidewalk issue and Director Lallo said it is still in the plan. Larry hopes to modify the plan, so it connects with the existing crosswalk. Member Barber asked about the August 2 meeting to review all the bids to see what the guys out there are looking at cost-wise. Andy is on the bidding team. The meeting will be in Viera.

Larry passed out the Live Local Act summary.

Moved to adjourn by Member Barber and seconded by Member Morgan. Next scheduled meeting is on September 28, 2023, at 2:00 p.m.