



## BOARD OF DIRECTORS MEETING AGENDA

Thursday, January 23, 2025 – 2 p.m.

WELCOME TO THE MIRA BOARD OF DIRECTORS MEETING. MIRA VALUES YOUR ATTENDANCE AND REQUESTS THAT SPEAKERS APPEARING UNDER THE PUBLIC COMMENT SECTION OF THE AGENDA LIMIT THEIR COMMENTS AND/OR PRESENTATION TO MATTERS UNDER THE BOARD'S JURISDICTION. IF YOU WISH TO SPEAK TO ANY ITEM ON THE AGENDA, PLEASE WAIT UNTIL THAT ITEM HAS BEEN CALLED. PERSONS ADDRESSING THE BOARD SHALL HAVE FIVE MINUTES TO COMPLETE HIS/HER COMMENTS ON EACH AGENDA ITEM.

*Welcome - Call Business Meeting to Order at 2 p.m.*

*Pledge of Allegiance*

*Presentation – Tyler Burgett, FDOT, District 5*

*Public Comment – Announcements*

### **I. Meeting Minutes (pgs. 8-12)**

A. Approval of December 12, 2024, Meeting Minutes

### **II. Projects and Programs Updates and Status Report (Verbal Executive Director Report) (p. 13)**

### **III. Development Presentations**

A. Rezoning – 120-180 South Banana River Drive (pgs. 16-21)

B. Rezoning – 260 East Merritt Island Causeway (Bruce Moia, MBV Engineering, EconoLodge Property) (pgs. 23-31)

C. Informational Report – Waters Mark Plantation Subdivision, North Tropical Trail (pgs. 33-36)

### **IV. New Business (p. 37)**

A. None

### **V. Ongoing/Old Business**

A. 329 Hibiscus Avenue (Tax ID #2427073) (pgs. 40-51)

B. SR 520 Landscape Maintenance (pgs. 53-58)

### **VI. Board of Directors Reports and Presentations (pg. 59)**

Marcus Herman, Chairman

Cynthia Wall, Vice Chairman

Andy Barber, Director

Corey Mecagni, Director

Peter Black, Director

Jeff Daniels, Director



## **BOARD OF DIRECTORS MEETING AGENDA**

Thursday, January 23, 2025 – 2 p.m.

### **VII. Staff Reports (p. 60)**

Larry Lallo, Executive Director

Lisa Nicholas, Community Redevelopment Manager

Justin Caron, Assistant County Attorney

**Next Board Meeting -- February 27, 2025 | 2:00 P.M.**

**Adjourn (p. 61)**



**BOARD OF DIRECTORS MEETING AGENDA**  
Thursday, January 23, 2025 – 2 p.m.

**CALL TO ORDER**



**BOARD OF DIRECTORS MEETING AGENDA**  
Thursday, January 23, 2025 – 2 p.m.

**PLEDGE OF ALLEGIANCE**



**BOARD OF DIRECTORS MEETING AGENDA**  
Thursday, January 23, 2025 – 2 p.m.

**PRESENTATION**

**Tyler Burgett**  
**FDOT, District 5**



**BOARD OF DIRECTORS MEETING AGENDA**  
Thursday, January 23, 2025 – 2 p.m.

**PUBLIC COMMENTS / ANNOUNCEMENTS**



**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

**ITEM I**

**APPROVAL OF MINUTES**

**December 12, 2024**

**MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS**  
**Meeting Minutes December 12, 2024 – 1:00 PM**

**MEMBERS PRESENT**

Marcus Herman, Chair  
Cynthia Wall, Vice Chair  
Nicole Morgan  
Corey Mecagni  
Andy Barber

**MEMBERS ABSENT**

Jack Ratterman  
Jack Smink

**AGENCY STAFF**

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

**GUESTS**

Donn Weaver, Veterans Memorial Center  
Kika Golan, D2 Commission Office  
Michael Dunlap, Facilities Department  
Sue Nisbet Lawrence, Field Manor  
Chuck Nelson, Field Manor

**CALL TO ORDER AND ROLL CALL**

The meeting was called to order at 1:14 P.M. after a holiday open house with members and guests.

**PUBLIC COMMENTS/ANNOUNCEMENTS**

Field Manor is a nonprofit organization whose property is in close proximity to the western boundary of the MIRA Redevelopment District. Situated on the Field Manor property is the Field Family homestead, which was added to the U.S. National Register of Historic Places in September 1997. Board Members Sue Nisbet Lawrence and Chuck Nelson addressed the history of Field Manor, which consists of 45 acres spanning from North Tropical Trail to the Indian River. Seventeen of those acres are currently leased to a tenant.

There was discussion with regard to adding the Field Manor property to the MIRA Redevelopment District during an upcoming Redevelopment Plan update. Because it will result in furtherance and enhancement of historic preservation, as well as cultural learning and notable educational opportunities, both the MIRA Board and staff and representatives of Field Manor are supportive of this possibility. Currently, Field Manor offers educational field trips with a cultural and historic component, but the organization's programming could be expanded, particularly if it were to be included within the Redevelopment District. Expansion of the cultural and historic aspects of Field Manor's mission would be consistent with the Merritt Island Redevelopment Plan.



**Board Member Barber made a motion to include Field Manor in the MIRA Redevelopment District when the Redevelopment Plan is updated. Seconded by Member Morgan. The motion was unanimously approved.**

- I. Meeting Minutes
  - A. Approval of the October 31, 2024, meeting minutes.

**Board Member Wall moved to approve the October 31, 2024, meeting minutes. Seconded by Member Mecagni. The motion was unanimously approved.**

- II. Projects and Programs Updates and Status Report: Executive Director’s Verbal Report
  - Amphitheatre Construction

Director Lallo stated that the Amphitheatre construction is progressing; Donn Weaver of the Brevard Veterans Memorial Center interjected, stating that the construction commenced on schedule and that the spirit of teamwork has been outstanding. Member Mecagni, project liaison to the Board, indicated that there has been discussion concerning the replacement of two windows in the back-stage facility that overlook the delivery area and the parking lot. Because these windows are not intended to be picturesque or aesthetic in nature, they will be reduced in size. Board action was requested.

**Board Member Morgan made a motion to approve the reduction in size of the two windows. Seconded by Member Barber. The motion was unanimously approved.**

- Sutton Pool Property Acquisition

Chairman Herman informed the Board that Senator Debbie Mayfield has been supporting this project and secured a six-month extension of the Florida Communities Trust grant. The Board continued discussion, noting that obtaining this parcel was integral to the entire revitalization of Ms. Apples Crab Shack and associated properties.
- Brownfield Community-Wide Assessment Grant and Commercial Core Redevelopment Concept Plan

Stantec is continuing the development of the Commercial Core Redevelopment Concept Plan. Director Lallo indicated that a date needed to be selected for a community meeting, as well as focus-group meetings and stakeholder group meetings, preferably in February or March of 2025, in order to continue the momentum for the finalization of the conceptual plan. The Board agreed to conduct a community workshop on Thursday, March 20, 2025, from 1 p.m. to 3 p.m.
- Montrose Environmental Consultants

Montrose Environmental worked with MIRA staff on a subsequent EPA Brownfield Community-Wide Assessment Grant, which was submitted in November 2024. Montrose was selected not only because of their extensive list of qualifications, but also because they were the lowest bidder (\$1,000). The grant-award recipients will be released in May or June of 2025. If MIRA is selected, an RFP for an environmental consultant will more than likely be issued.

- Grove Street Parking Lot  
Options for the purchase of the parking lot on Grove Street were discussed by the Board. Director Lallo indicated that he was attempting to obtain, at a minimum, an option on the available property.

**Board Member Morgan made a motion for Member Wall to act as liaison for this project. Seconded by Member Herman. The motion was unanimously approved.**

Ms. Joan Sinatra requested the opportunity to address the Board regarding her Commercial Façade Improvement Grant project. Extenuating circumstances have delayed the completion of her project, and she inquired as to whether the reimbursement could be authorized since the landscaping would be installed and the project completed. She was assured that her final paperwork would be reviewed.

### III. Development Presentations

#### A. Chick Fil A – SR 520 Site Plan Modification, Drive-Thru Lane Addition

With the applicant participating via teleconference, the Board reviewed the project that would add an additional drive-thru lane at the Chick-Fil-A located at 785 East Merritt Island Causeway. The elimination of two parking spaces will not result in a Code violation because the business already had parking beyond what is required by Code. In addition, the relocation of the dumpster and associated enclosure will not impede traffic.

**Board Member Barber made a motion to approve the addition of the drive-thru lane as presented by the applicant. Seconded by Member Morgan. The motion was unanimously approved.**

#### B. 329 Hibiscus Site Plan Façade Modification

The applicant requested the use of clamshell louvers as opposed to the previously Board-approved awning, which would serve as a substitute for the Mansard roof that is required by Brevard County Code for properties located in the Redevelopment District. Issues have been ongoing with this project since its inception, including items that are in violation of the Code, such as the depiction of a high-bay garage door. County Planning and Zoning is looking into the matter and additional information will be presented to the Board when it is available.

**Board Member Morgan made a motion for the contractor to return to the Board with an actual elevation site plan for review. Seconded by Member Barber. The motion was unanimously approved.**

#### C. 375 East Merritt Avenue – Request for Rezoning from RU 1-11 to BU-1-A

Community Redevelopment Manager Nicholas explained that the request for rezoning was in accordance with the Brevard County zoning and Future Land Use maps. Merritt Avenue contains a mix of commercial and residential uses, and the surrounding zoning designations are compatible with the change in zoning to BU-1-A. The Board expressed concern with regard to insufficient parking for a business use, as well as potential traffic and congestion issues that could result from operating a business on this portion of Merritt Avenue. Attorney Caron indicated that more information would be presented when the site plan, which would require review by the MIRA Board, was developed by the applicant.

**Board Member Barber made a motion to deny the request for rezoning and requested that a BDP (Binding Development Plan) along with a future site plan be presented to the MIRA Board. Seconded by Member Morgan. The motion was unanimously approved.**

#### IV. New Business

##### A. 2025 Meeting Calendar

Director Lallo indicated that there were two months in the 2025 calendar, June and November, that did not have Board meetings scheduled; the December meeting was moved to the second Thursday because of the holiday cycle. Director Lallo continued, stating that the Brevard County Board of County Commissioners does not meet in June. However, the Board indicated that the official meeting calendar should contain a June meeting on the typical fourth Thursday, which could be cancelled depending on the number of items before the Board for consideration.

**Board Member Barber moved to approve the 2025 regular meeting schedule with the addition of the June meeting on the typical fourth Thursday. Seconded by Member Wall. The motion was unanimously approved.**

#### V. Ongoing/Old Business

##### A. Redevelopment Plan Draft Update

A portion of this discussion – the inclusion of the Field Manor property within the Redevelopment District during the ensuing Plan update – was moved to the beginning of the meeting to accommodate the Field Manor Board members that wanted to participate in the discussion. There was also dialogue and debate on the preferred term for how to refer to “affordable housing” in the Plan update. Staff will work to continue modifying the Redevelopment Plan and return a revised draft to the Board at a future meeting.

##### B. Commercial Façade Improvement Program (CFIP)

Community Redevelopment Manager Nicholas shared numerous success stories with façade improvement grant programs in a variety of community redevelopment districts. MIRA’s program, as currently written however, is a bit cumbersome and could potentially be streamlined. Staff will rewrite the program and return it to the Board for review and approval at a subsequent meeting.

**Board Member Wall made a motion for staff to develop new policies for the CFIP. Seconded by Member Morgan. The motion was unanimously approved.**

#### VI. Board Reports and Presentations

Marcus Herman — The Board will be losing three members whose terms are expiring; they are not being reappointed by the Commissioner- Jack Ratterman, Jack Smink, and Nicole Morgan. He expressed his sincere thanks to Member Morgan and extended thanks to the new Community Redevelopment Manager, Lisa Nicholas. He extended holiday wishes.

Cynthia Wall—Community Advocacy for Merritt Island’s (CAMI) annual Holiday Illumination will be held at the Veterans Memorial Center on December 14 between 3 p.m. and 8 p.m. There will be open-air markets and a performance by the band Hot Pink. A tree lighting will occur at 7 p.m. She reminded Board and audience members about the Merritt Island Boat Parade.

Andy Barber – Member Barber requested additional information at a future meeting regarding landscape maintenance activities on SR 520 and SR 3.

Corey Mecagni – With regard to the Simmie seating that was approved for the bus shelters at the October 2024 meeting, he said he saw the same bus seats in Illinois and that they had weathered well.

Nicole Morgan – recommend Stephanie Maduskuie for a MIRA Board member and noted that she was sorry to be leaving the Board.

Jack Smink - Absent

Jack Ratterman – Absent

Director Lallo indicated that Member Morgan would be missed.

Lisa Nicholas bid farewell to Member Morgan and expressed regret that they did not get to work together for a longer time period. She also indicated that FDOT will be attending the next meeting regarding the SR 528 widening project.

Justin Caron, Assistant County Attorney, expressed best wishes to all for a Merry Christmas.

**Board Member Morgan moved to adjourn the meeting at 4:12 p.m.; seconded by Member Wall. The motion was unanimously approved.**

**The next meeting is on January 23, 2025, at 2 p.m.**

DRAFT



**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

**ITEM II**

**EXECUTIVE DIRECTOR VERBAL REPORT**



**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

**ITEM III**

**DEVELOPMENT PRESENTATIONS**



**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

**ITEM III.A**

**REZONING – 120-180 S. BANANA RIVER BLVD.**



# MERRITT ISLAND REDEVELOPMENT AGENCY

## REGULAR MEETING | JANUARY 23, 2025

### ITEM III.A

**AGENDA REPORT ITEM:** Development Presentations

**Project:** Request for Rezoning – BU-2 to RU-1-7

Application #23Z00067

South Banana River Drive – TAX IDs 2438912, 2438913, 2438914, 2438915, 2438917, 2438918

**Requested Action:** Approval

**Item Summary – Explanation & Background:**

*Pursuant to Section 62-2114 of Brevard County Code, “When an application is made to the planning and zoning board for a change in zoning or approval of a conditional use permit, or to the board of adjustment for a variance, for property located in the Merritt Island redevelopment area, the application shall be forwarded to the Merritt Island Redevelopment Agency prior to the applicable public hearing before the planning and zoning board or the board of adjustment.”*

For six parcels located on South Banana River Drive, the applicant has requested a rezoning from BU-2 to RU-1-7 for the purpose of creating a residential, waterfront subdivision. The application will be presented at the February 17, 2025, Planning and Zoning Board meeting and is slated to go before the BOCC P & Z on March 13, 2025.

As depicted on the County’s Zoning and Future Land Use (FLU) map, which is attached for reference, the subject parcels are proximate to numerous properties that are currently assigned residential zoning designations. In this area, there exists primarily residential uses, with the exception of non-contiguous parcels that front East Merritt Island Causeway. Immediately adjacent to the subject property, the undeveloped five-lot parcel to the north is zoned RU-2-L5, Multiple Family Residential, while the property contiguous to the south is zoned RU-1-9 and has been developed as the River Palms Mobile Home Park. To the west, the property is zoned BU-2 and consists of storage units, as well as a scrapyard (image attached). Construction of single-family residences along South Banana River Drive could potentially assist in improving the value of the property to the west.

The intent of the applicant is to foster the development of a single-family detached residential riverfront subdivision that is of high quality and compact in nature. If the Board concurs, staff would respectfully request approval to forward comments in support of this rezoning to the Planning and Zoning staff.

**Fiscal Impact:** None

**Exhibits Attached:** Zoning & FLU map; Brevard County Property Appraiser parcel identification maps; aerial view

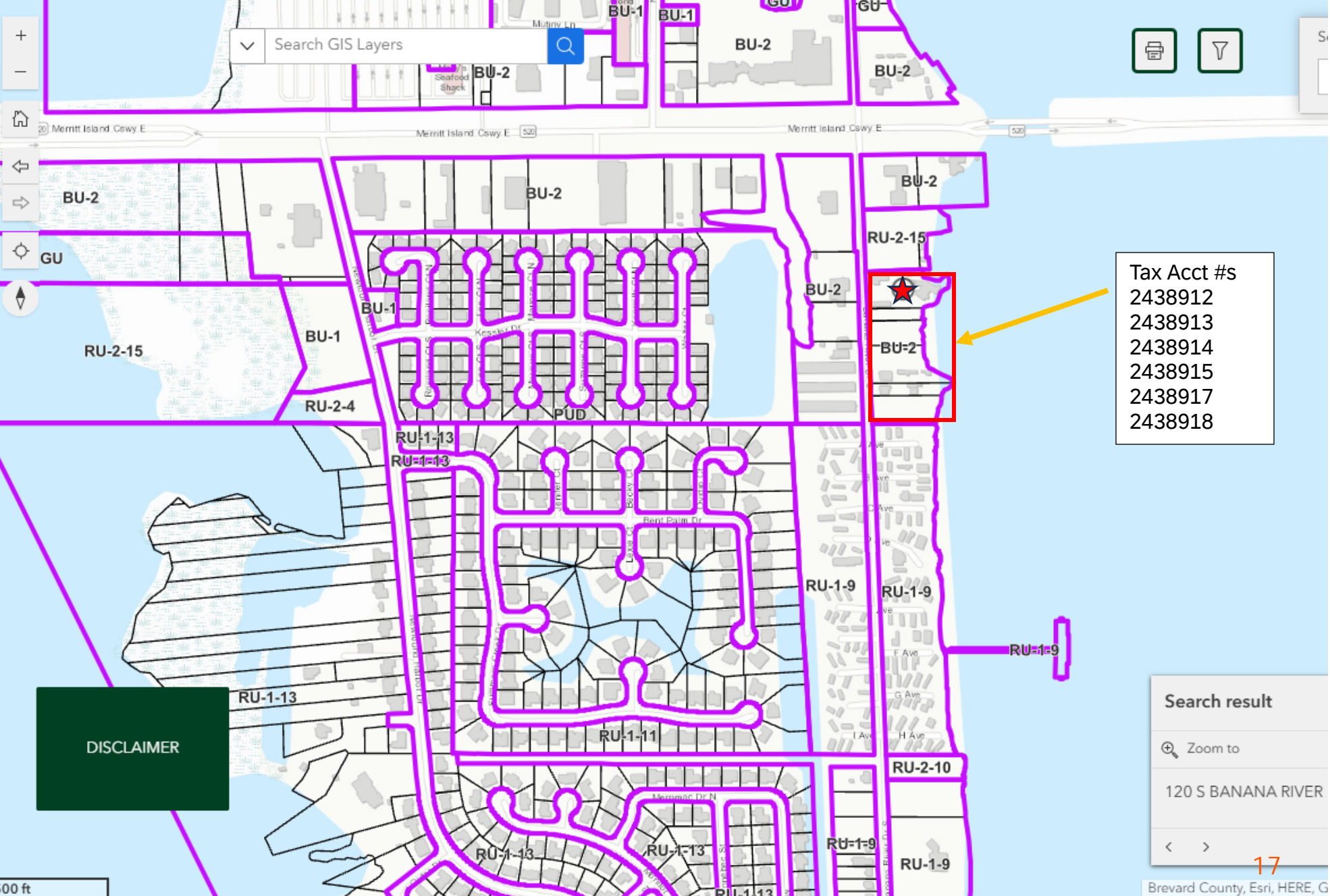
**Reference:** Community Redevelopment Plan: Economic Development Goal – establish an identifiable character for the Redevelopment Area; Land Use Goal – promote diversified interests and harmonious land-use relationships





# Zoning & Future Land Use Web Experience

Planning & Development Department Web Page



Tax Acct #s  
 2438912  
 2438913  
 2438914  
 2438915  
 2438917  
 2438918

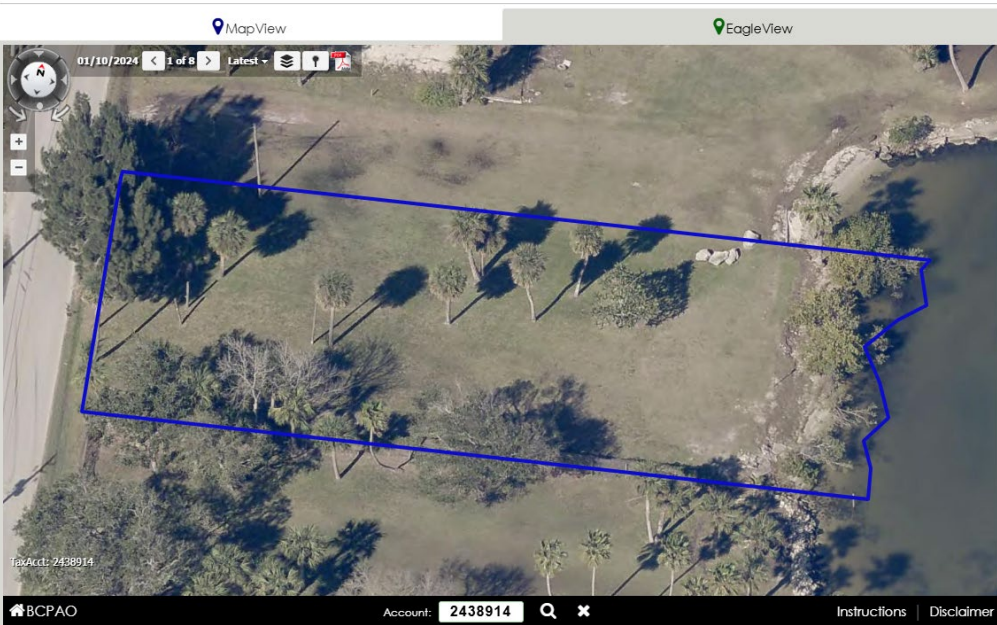
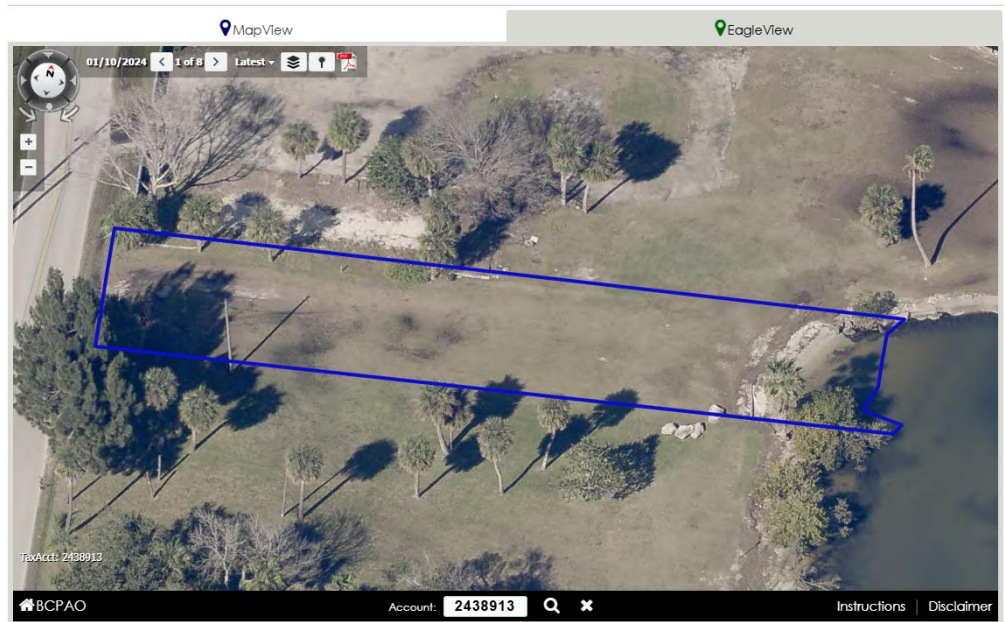
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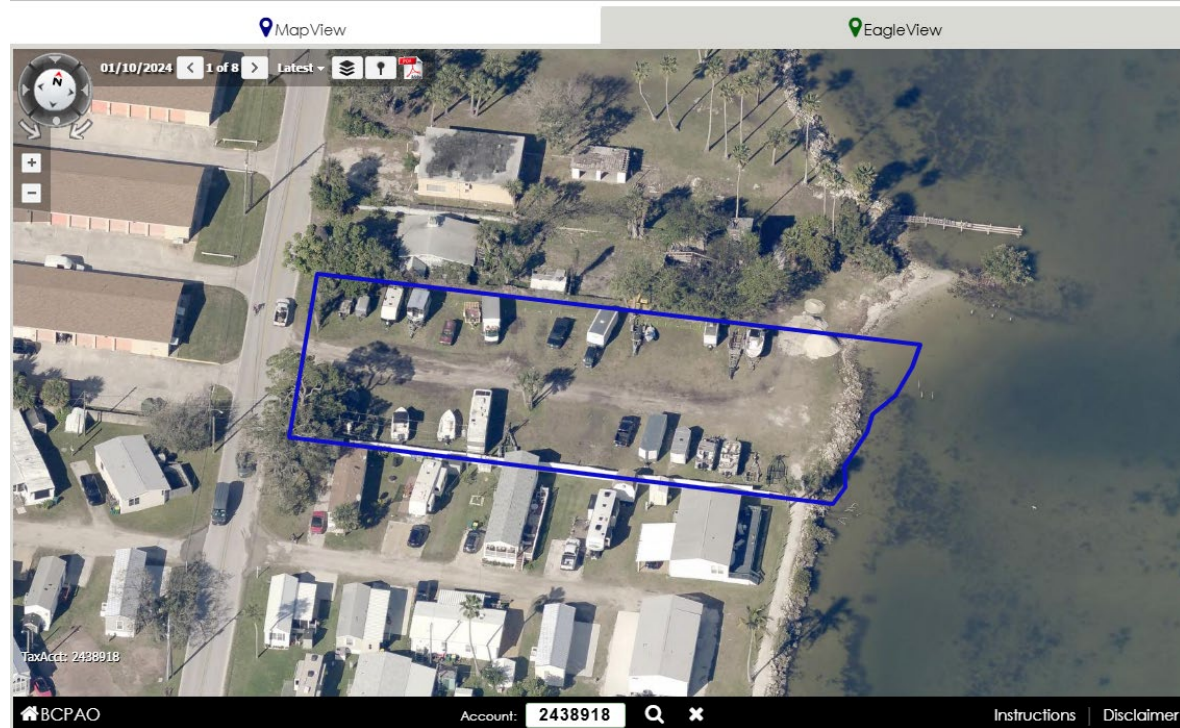
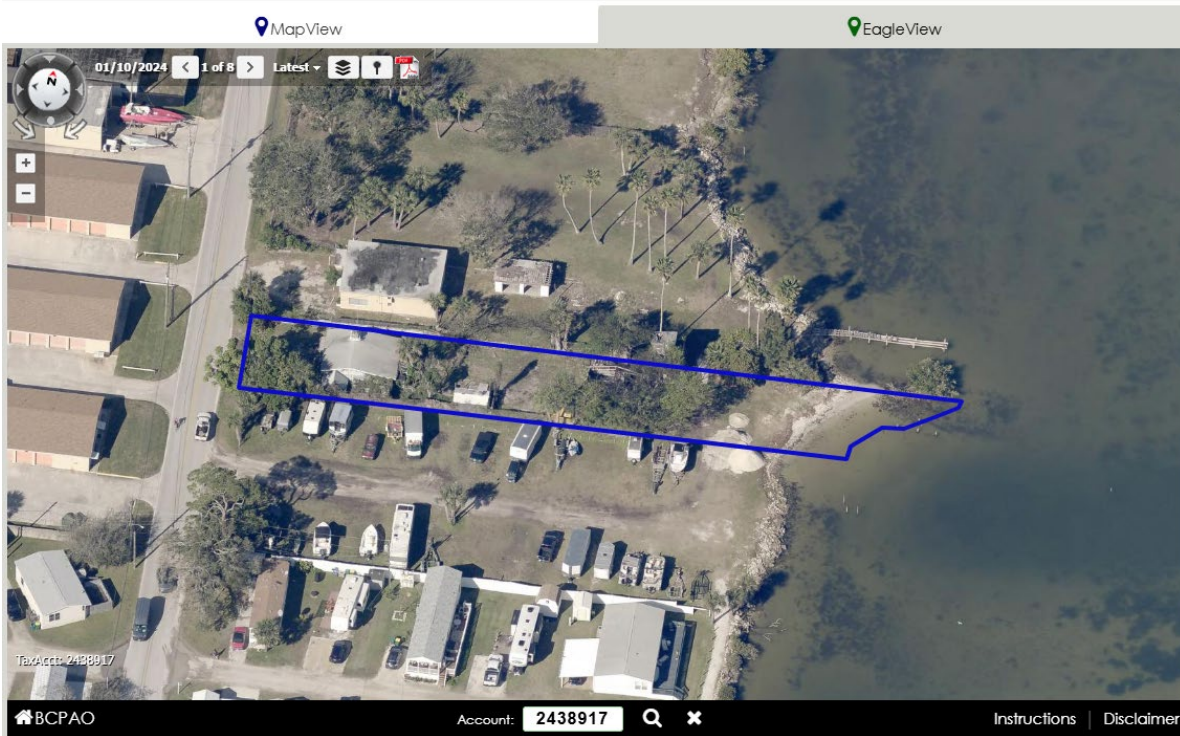
Search result

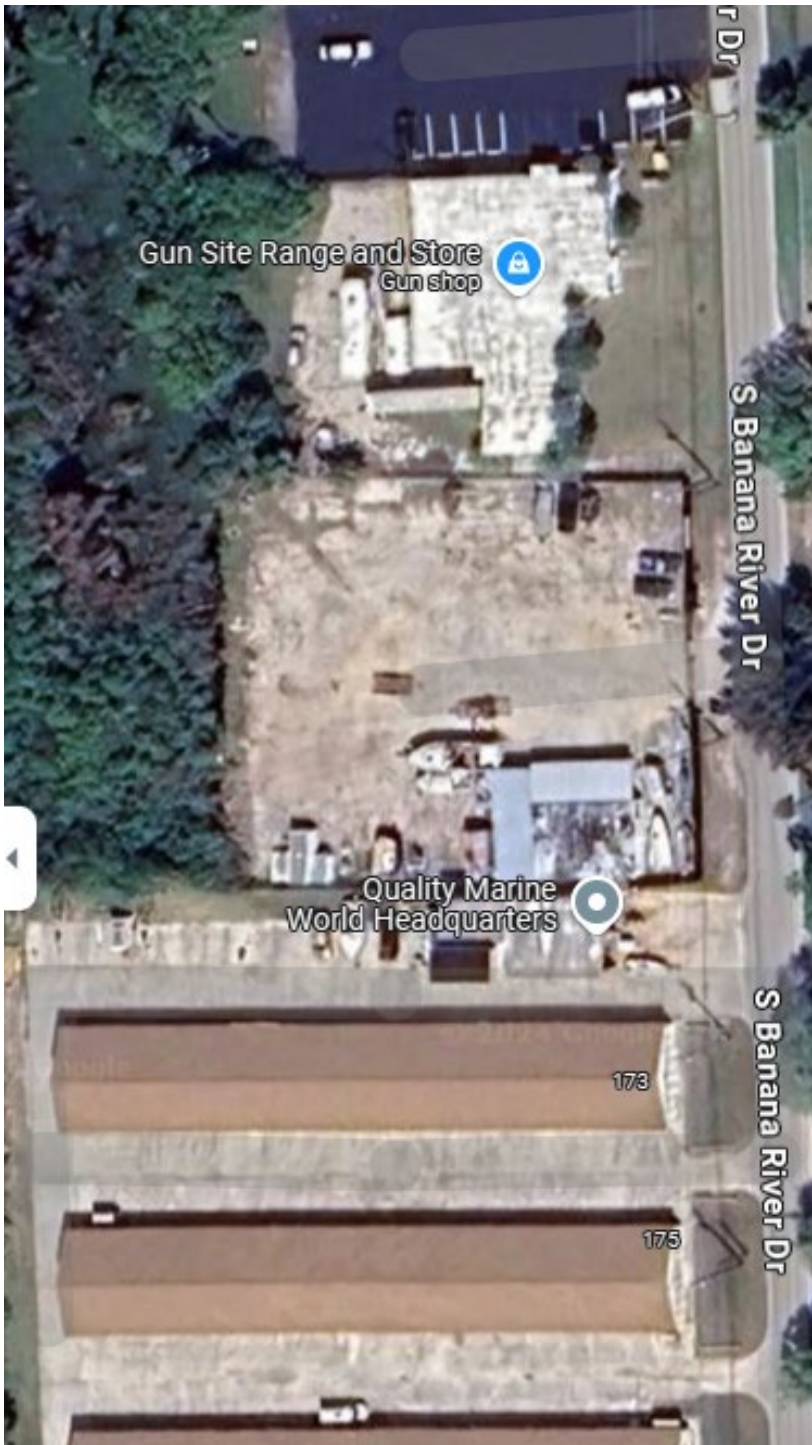
Zoom to

120 S BANANA RIVER

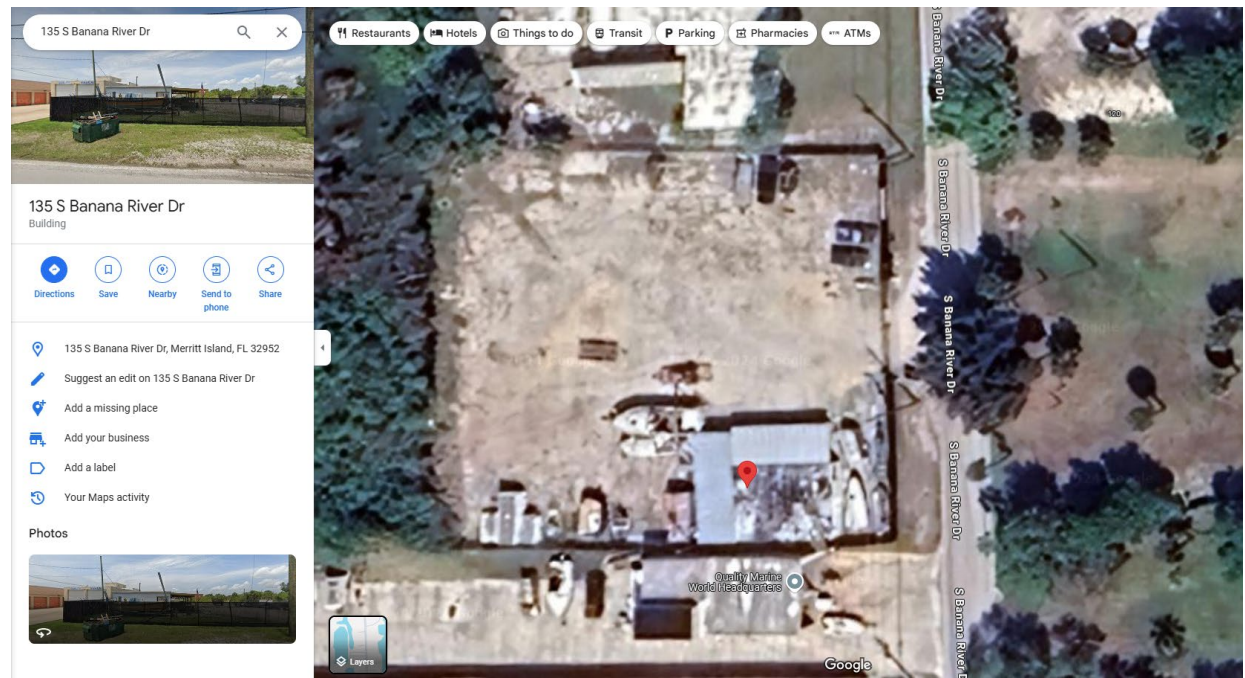
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# 133-171 South Banana River Drive





**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

**ITEM III.B**

**REZONING – 260 E. MERRITT ISLAND CSWY.**



# MERRITT ISLAND REDEVELOPMENT AGENCY

## REGULAR MEETING | JANUARY 23, 2025

### ITEM III.B

**AGENDA REPORT ITEM:** Development Presentations

**Project:** Request for Rezoning – BU-1 / BU-2 to RU-2-30  
Application #24Z00066  
260 East Merritt Island Causeway – TAX ID 2426536 (EconoLodge)

**Requested Action:** Approval

**Item Summary – Explanation & Background:**

*Pursuant to Section 62-2114 of Brevard County Code, “When an application is made to the planning and zoning board for a change in zoning or approval of a conditional use permit, or to the board of adjustment for a variance, for property located in the Merritt Island redevelopment area, the application shall be forwarded to the Merritt Island Redevelopment Agency prior to the applicable public hearing before the planning and zoning board or the board of adjustment.”*

For the property located at 260 East Merritt Island Causeway, the current EconoLodge, the developer has requested a rezoning from BU-1 / BU-2 to RU-2-30 for the purpose of developing 190 multi-family residential units. A small-scale amendment to the Comprehensive Plan to change the future land use (FLU) from CC to RES 30 is also being proposed. The rezoning application will be presented at the February 17, 2025, Planning and Zoning Board meeting and is slated to go before the BOCC P & Z on March 13, 2025.

As depicted on the County’s Zoning and Future Land Use (FLU) map, which is attached for reference, the subject parcel is proximate to numerous properties that are currently assigned residential zoning designations. In this particular area, there exists a robust mix of multi- and single-family residential and commercial uses. Immediately adjacent to the subject property, the surrounding zoning classifications are RU-2-15 (west), RU-1-11 (north), and RU-1-11 (north/east). To the south and directly east, commercial uses zoned BU-1-A and BU-2 are present.

The intent of the developer is to redevelop the current 128-unit hotel into one-bedroom apartments that will contain 576 square feet and two-bedroom apartments that will be 650 square feet. The newly constructed buildings will incorporate a third floor and, all totaled, will result in 190 multi-family dwelling units.

The project not only fulfills a need for workforce housing in the commercial core of Merritt Island, but it also will improve the aesthetic nature of the 520 spine that is adjacent to the Mall Redevelopment Area and could potentially serve as a catalyst for neighboring redevelopment projects. It should be noted that the developer has executed a similar, successful project in Winter Haven.

If the Board concurs, staff would respectfully request approval to forward comments in support of this rezoning to the Planning and Zoning staff.

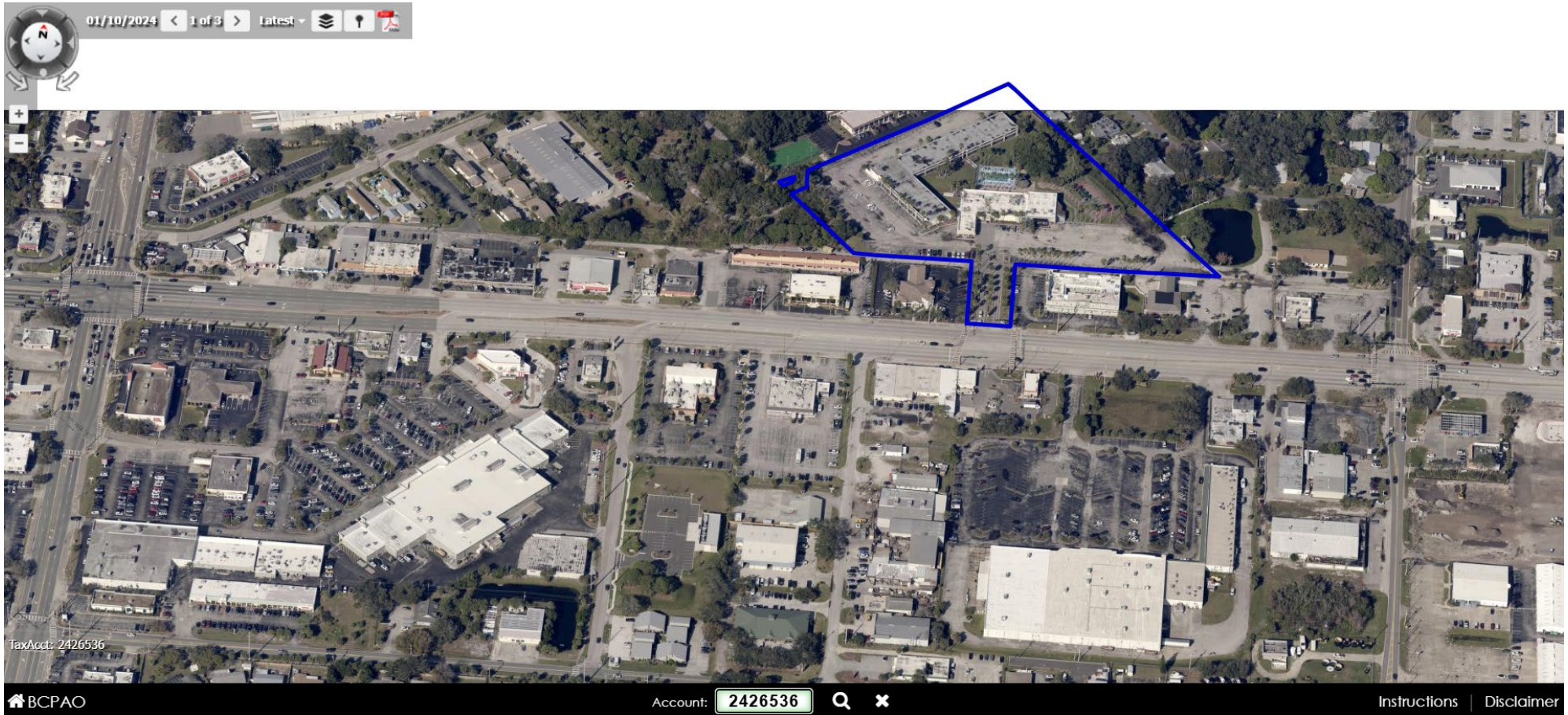
**Fiscal Impact:** None

**Exhibits Attached:** Zoning & FLU map; Brevard County Property Appraiser parcel identification maps; aerial view; current conditions

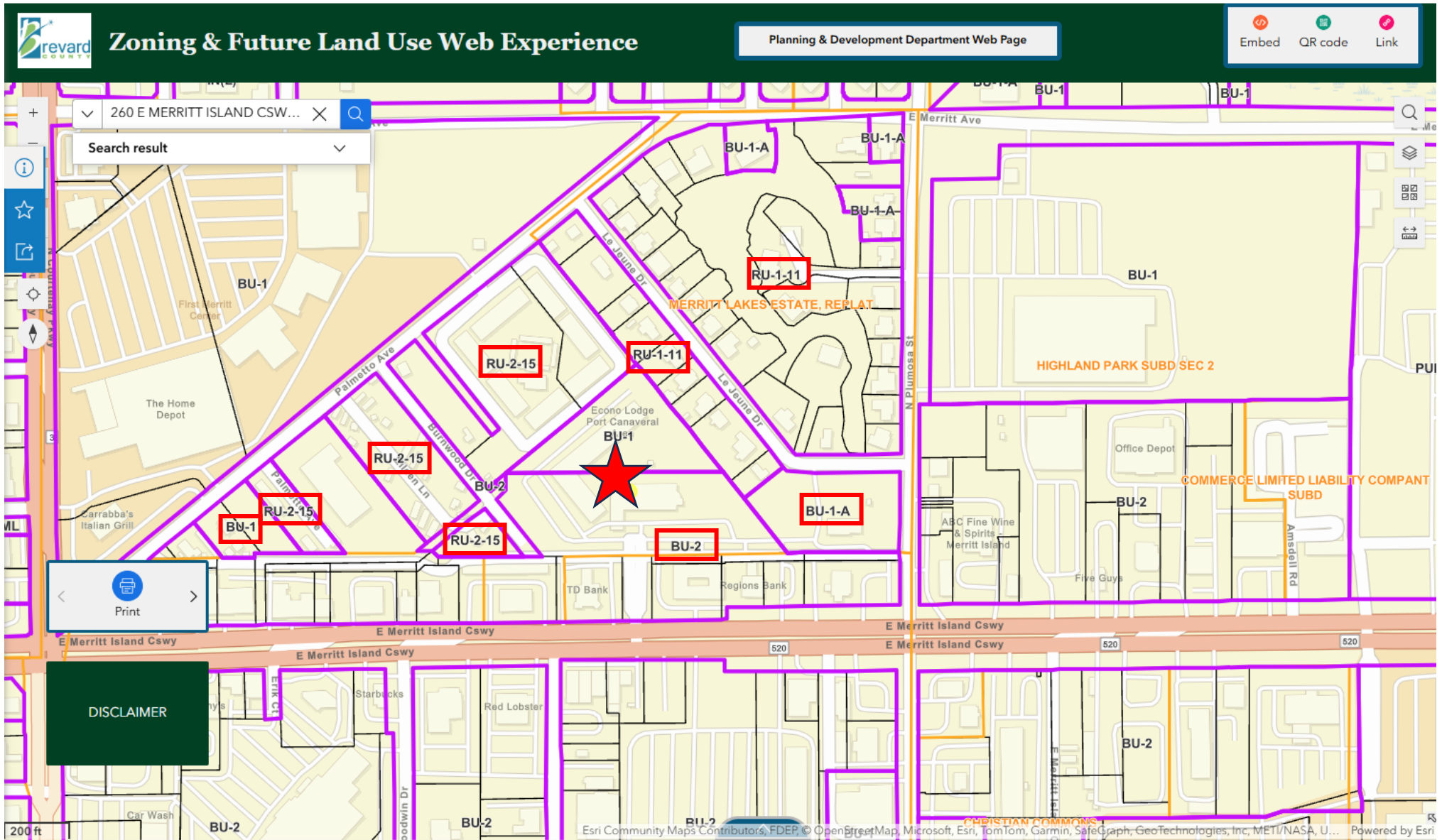
**Reference:** Community Redevelopment Plan: Economic Development Goal – establish an identifiable character for the Redevelopment Area; Land Use Goal – promote diversified interests and harmonious land-use relationships; Administrative Goal – eliminate blighted conditions within the Redevelopment District



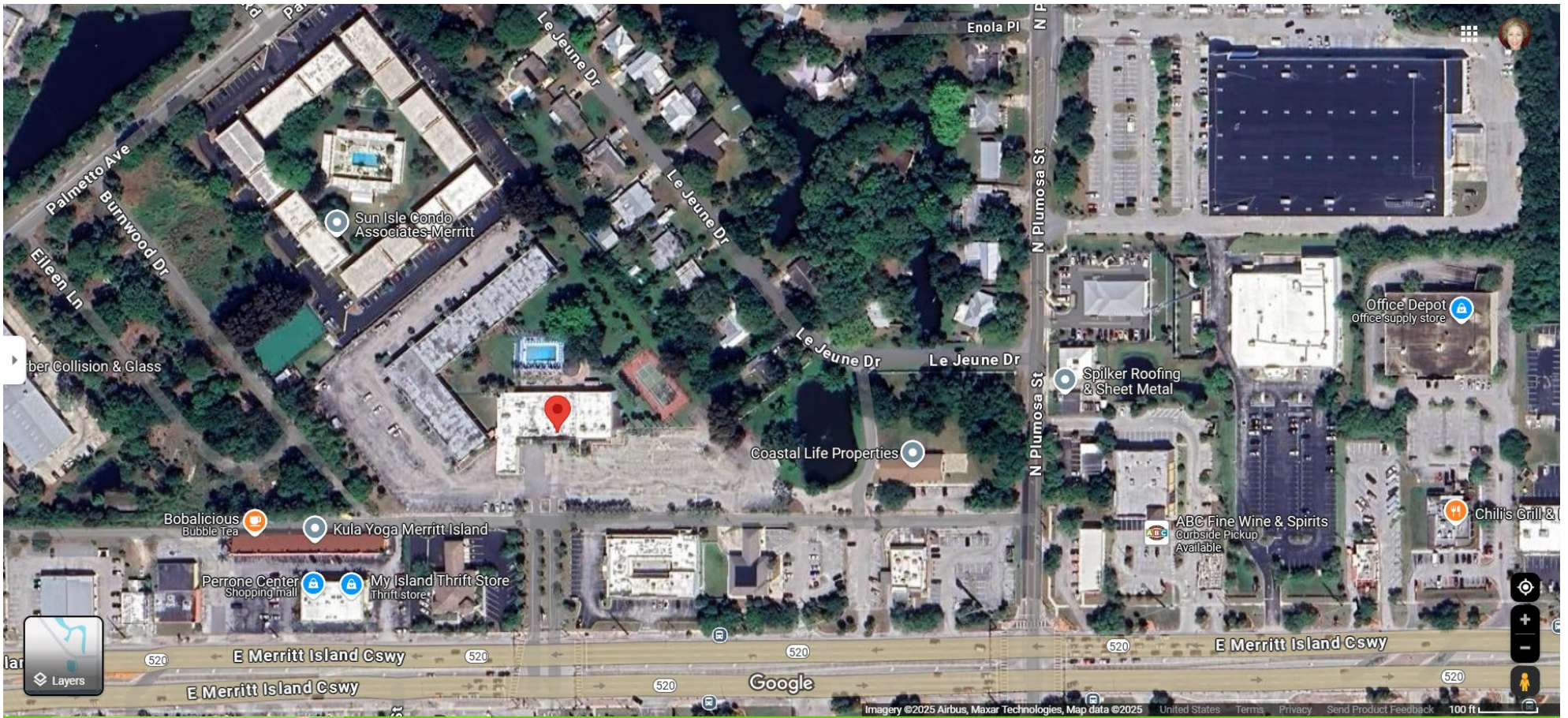
# 260 East Merritt Island Causeway – Brevard County Property Appraiser Parcel Map



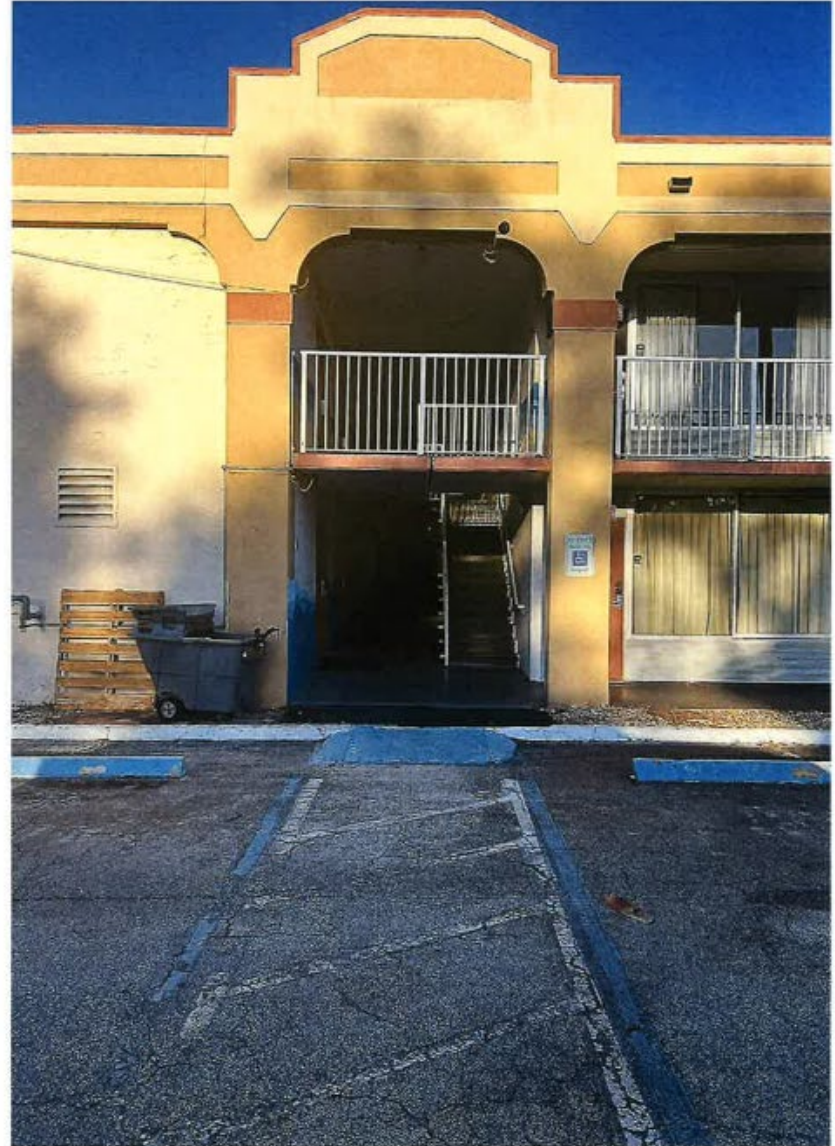
# 260 East Merritt Island Causeway – EconoLodge – Zoning & FLU Map



## 260 East Merritt Island Causeway – Location Map – Aerial View



**260 East Merritt Island Causeway – Current Property Conditions**



260 East Merritt Island Causeway – Current Property Conditions



260 East Merritt Island Causeway – Redevelopment Concept Rendering



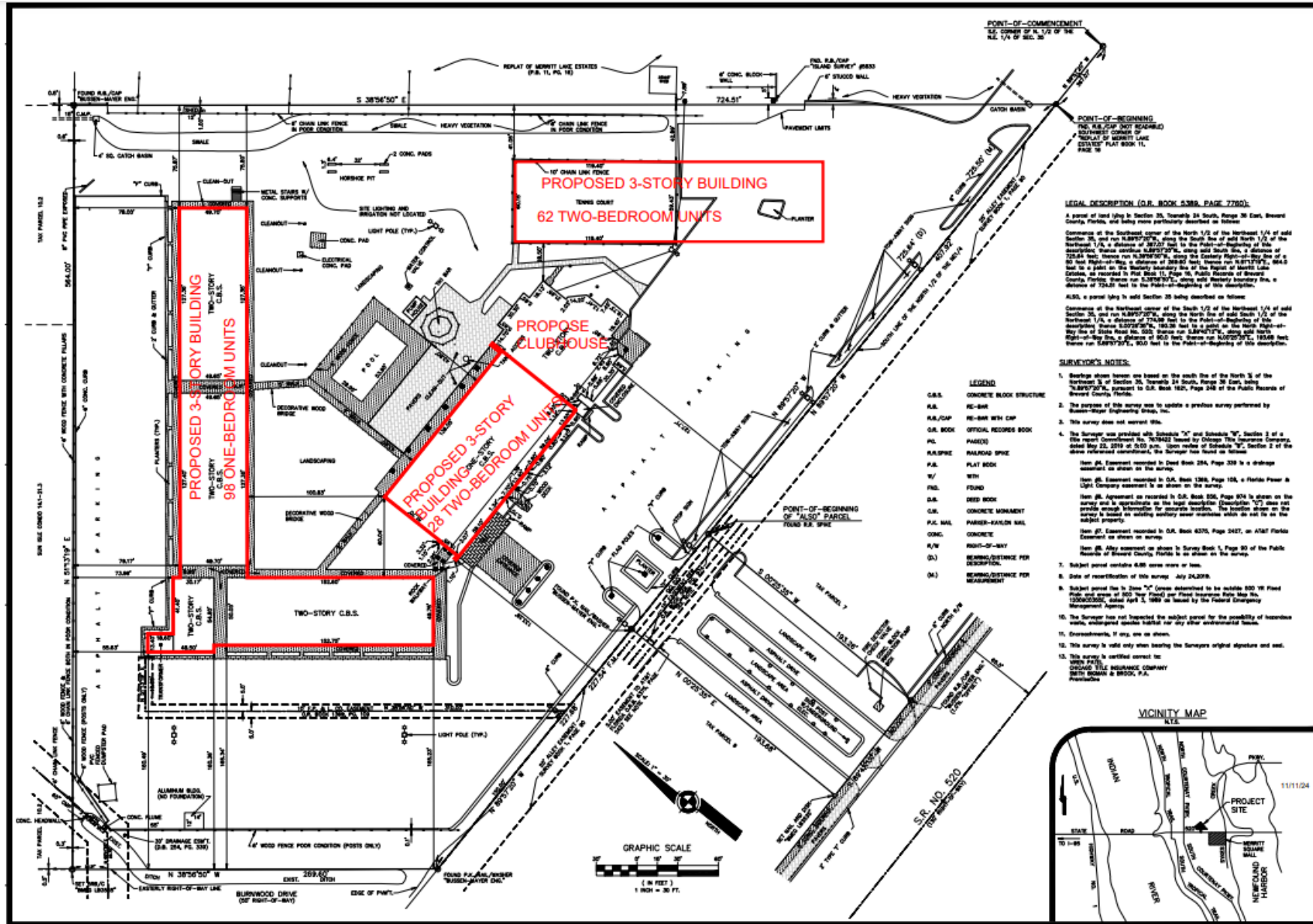
CREATING QUALITY  
HOUSING SOLUTIONS

THROUGH A PROVEN  
TRACK RECORD OF  
RESIDENTIAL  
CONVERSIONS



Merritt Island Hotel to Residential  
Redevelopment Concept

# 260 East Merritt Island Causeway – Preliminary Conceptual Plan



CONCEPTUAL SITE PLAN - 190 TOTAL MF UNITS

**MBV ENGINEERING, INC.**  
MICA BOWLES VILLALBAZ & ASSOCIATES

Date: 11-11-24  
Proj. No.: 24002  
Sheet Name: 1  
Sheet 1 of 1



**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

**ITEM III.C**

**INFORMATIONAL REPORT**  
**WATERS MARK PLANTATION SUBDIVISION**





# MERRITT ISLAND

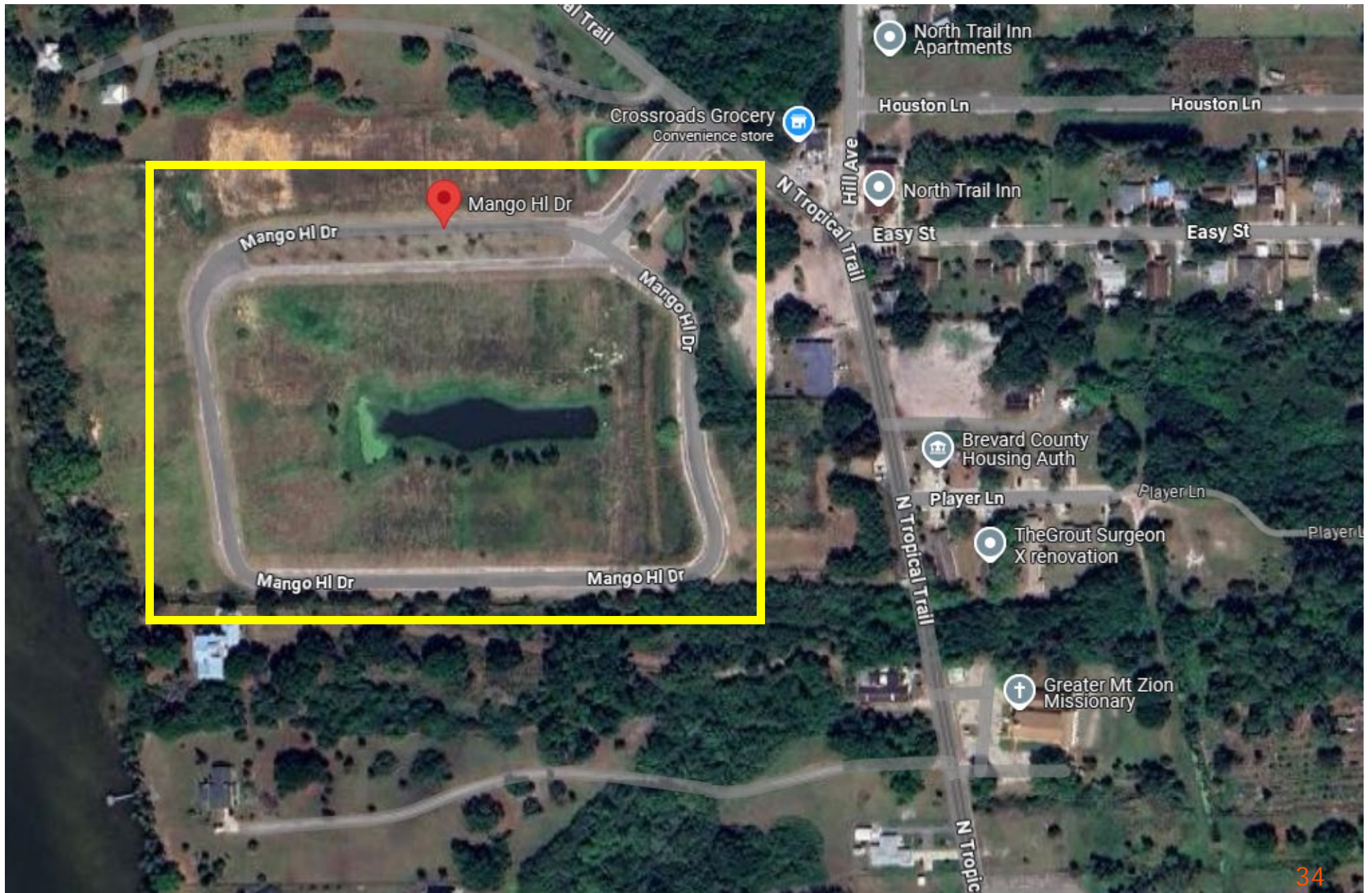
## REDEVELOPMENT AGENCY

### REGULAR MEETING | JANUARY 23, 2025

#### ITEM III.C

<b>AGENDA REPORT ITEM:</b> Development Presentations
<b>Project:</b> Waters Mark Plantation Subdivision Application #24SD00008 North Tropical Trail
<b>Requested Action:</b> None
<b>Item Summary – Explanation &amp; Background:</b> <p>Because this proposed subdivision is situated outside of the Merritt Island Redevelopment District boundaries, this agenda item is intended solely to provide information for the Board.</p> <p>What will be known as Waters Mark Plantation is located off North Tropical Trail. Twenty-three lots for the construction of single-family dwellings are being proposed on a total of 28 parcels containing +/-27.21 acres, more or less. A clubhouse or open space will not be included within the subdivision, although there was discussion at the January 2, 2025, pre-application meeting concerning the incorporation of an observation pier/deck for residents. Such an addition would not result in any modifications to the lot lines as currently proposed, but it could require vacation of an easement. Internal roadways will be private.</p> <p>The Engineer of Record / Applicant is Kimley-Horn and Associates; the developer is D.R. Horton. The project has received its preliminary concurrency approval and is advancing through the process.</p> <p>Staff will continue to monitor the project and ensure that the Board is kept apprised of its progress as it moves forward.</p>
<b>Fiscal Impact:</b> None
<b>Attachments:</b> Location map; overall site plan and layout
<b>Reference:</b> N/A – outside of Redevelopment District; for informational purposes only

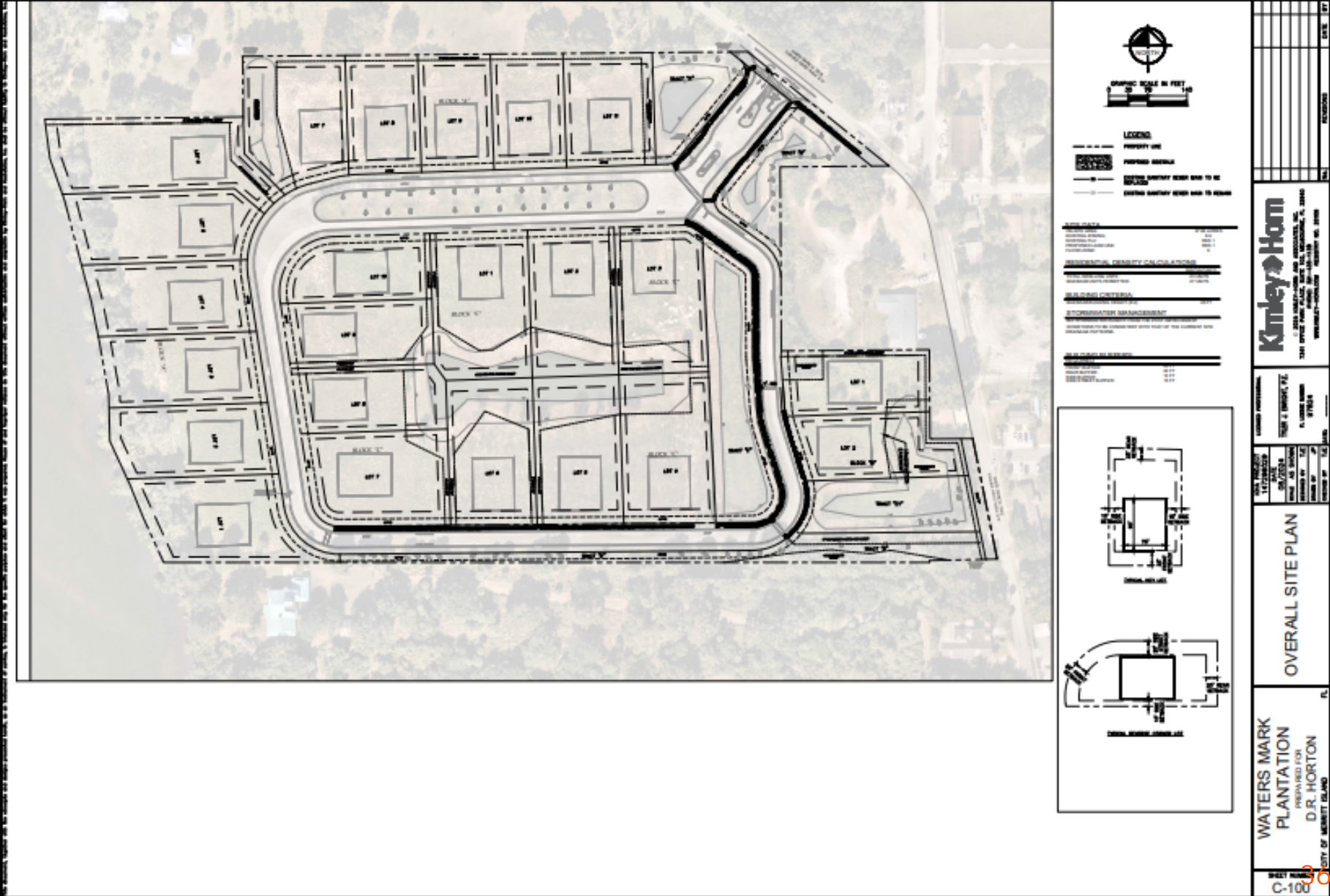
### Waters Mark Plantation – Aerial View



**Waters Mark Plantation – North Tropical Trail – Location Map**



# Waters Mark Plantation – Overall Site Plan



**GRAPHIC SCALE IN FEET**  
 0 25 50 75 100

**LEGEND**

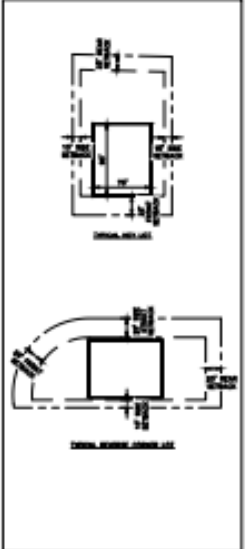
- PROPERTY LINE
- PROPOSED EASEL
- EXISTING UTILITY UNDER 24" DIA TO BE MAINTAINED
- EXISTING UTILITY UNDER 24" DIA TO BE REMOVED

**PROPOSED PROJECT INFORMATION**

Project Name: Waters Mark Plantation  
 Project Address: 1000 Waters Mark Lane, Merriett, FL 33446  
 Project Owner: D.R. Horton  
 Project Manager: [Name]

**PROPOSED PROJECT INFORMATION**

Project Name: Waters Mark Plantation  
 Project Address: 1000 Waters Mark Lane, Merriett, FL 33446  
 Project Owner: D.R. Horton  
 Project Manager: [Name]



DATE		REVISION		DATE		REVISION	
200 KINLEY HOME ASSOCIATES, INC. 1300 WEST PALM BEACH BLVD., SUITE 100 WEST PALM BEACH, FL 33411							
<b>OVERALL SITE PLAN</b>							
WATERS MARK PLANTATION PREPARED FOR D.R. HORTON CITY OF MERRIETT ISLAND, FL							



**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

**ITEM IV**

**NEW BUSINESS**

**None**



**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

**ITEM V**

**ONGOING / OLD BUSINESS**



**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

**ITEM V.A**

**329 HIBISCUS AVENUE**



# MERRITT ISLAND REDEVELOPMENT AGENCY

REGULAR MEETING | JANUARY 23, 2025

ITEM V.A

<b>AGENDA REPORT ITEM:</b> Old Business
<b>Project:</b> 329 Hibiscus Avenue – Merritt Park Place Tax ID #2427073
<b>Requested Action:</b> Discussion
<b>Item Summary – Explanation &amp; Background:</b>
<p><b>January 2024</b></p> <p>In January 2024, the MIRA Board reviewed a site plan for construction of a personal, hobby-related facility on a property located at 329 Hibiscus Avenue in Merritt Park Place. The site plan was approved, and a number of conditions, which are set forth in the attached January 2024 Agenda Report Item, were outlined. The applicant/developer agreed to the conditions set forth by MIRA in January 2024, including substitution of a full-width awning for the Mansard roof, incorporation of four feet of brick veneer to compensate for the nonconforming metal structure, and a residential-style garage door (not a high-bay garage door).</p>
<p><b>November 2024</b></p> <p>The applicant contacted Executive Director Lallo in November 2024 regarding the exchange of clamshell louvres for the full-width awning. Sample images of garage doors and louvres were provided to Mr. Lallo, but actual renderings or elevations were not received.</p>
<p><b>December 2024</b></p> <p>At the December 2024 Board meeting, Mr. Lallo presented the images of examples of the clamshell louvres; however, the high-bay door was still being depicted. MIRA staff sent a memo to Planning &amp; Zoning staff indicating this should not be approved because it was in direct violation of various sections of Brevard County Code. On December 17, 2024, staff was informed that the building had already been constructed without regard for not only MIRA's conditions, but also in violation of the Brevard County Code.</p>
<p><b>January 2025</b></p> <p>Staff received an email from the applicant requesting a reversion to the use of a full-width awning instead of clamshell louvres. Staff informed the applicant that images had been obtained of the building, the current form of which is in violation of the Brevard County Code and conditions set forth by MIRA, and staff has requested any available information.</p>

**Exhibits Attached:** Images of structure as currently built; email exchange with applicant; January 2024 MIRA Agenda Summary; December 2024 staff memorandum to Planning and Zoning



**Reference:** Community Redevelopment Plan: Economic Development Goal – establish an identifiable character for the Redevelopment Area; Land Use Goal – promote diversified interests and harmonious land-use relationships



Note inclusion of high-bay door; absence of brick veneer



**MERRITT ISLAND REDEVELOPMENT AGENCY**

INTR-OFFICE MEMORANDUM

---

**DATE:** January 26, 2024

**TO:** Jeffrey Ball, Planning & Zoning Manager  
Tim Craven, Site Plan Coordinator - Land Development/Platting  
Jennifer Jones, Special Projects Coordinator  
Desiree Jackson, Associate Planner

**FROM:** Larry Lallo, Executive Director on behalf of the  
Merritt Island Redevelopment Agency Board of Directors

**RE:** **Application: Merritt Island Redevelopment Agency  
Site Plan Review – 329 Hibiscus Tax Parcel # 2427073**

**Pursuant to Sec. 62-3202.** - General. (f) “Site development plans located within the Merritt Island Redevelopment Area (MIRA) as described in the Merritt Island Redevelopment Plan, shall be coordinated with the Merritt Island Redevelopment Agency for a determination of consistency with the Merritt Island Redevelopment Plan.”; and

**Pursuant to Section 62-2114** of Brevard County Code, “When an application is made to the planning and zoning board for a change in zoning or approval of a conditional use permit, or to the board of adjustment for a variance, for property located in the Merritt Island redevelopment area, the application shall be forwarded to the Merritt Island Redevelopment Agency prior to the applicable public hearing before the planning and zoning board or the board of adjustment.”

On January 25, 2024, at their regular meeting, the Merritt Island Redevelopment Agency Board of Directors reviewed the above referenced site plan. The MIRA Board and staff have the following comments:

1. Garage Door must not be a high bay door and must be of a residential nature in its height and form as the residential door presented in their example.
2. The roof structure must be mansard or an acceptable attractive alternative per code.
3. A full width attractive awning may suffice. This too should be in the BDP if a mansard roof is not constructed.
4. The property use is not for a business and must remain a personal hobby use and include the same guarantee in a BDP.
5. A 4-foot brick veneer as presented on structure as presented is acceptable.
6. Landscaping Plan is acceptable and must be maintained.

See attachments for door illustration and brick veneer that was presented.



## **Mckinney Commercial Construction Group Inc.**

**November 19, 2024**

**Mr. Larry Lallo.  
M.I.R.A Board**

**Re: Eyebrow Storefront Appearance**

**Dear Board,**

*If you all would allow us to present the attached design for a new style look along the front of the new facility were constructing at 329 Hibiscus Ave located within the MIRA District it would be most helpful with continuing the curb appeal that's current being utilized within the community.*

*Upon arriving at the site an start of construction of the new facility we have noticed all of the business and homes utilizing the **New Style Shutter & Awing System** in leu of the older style canvas awing's.*

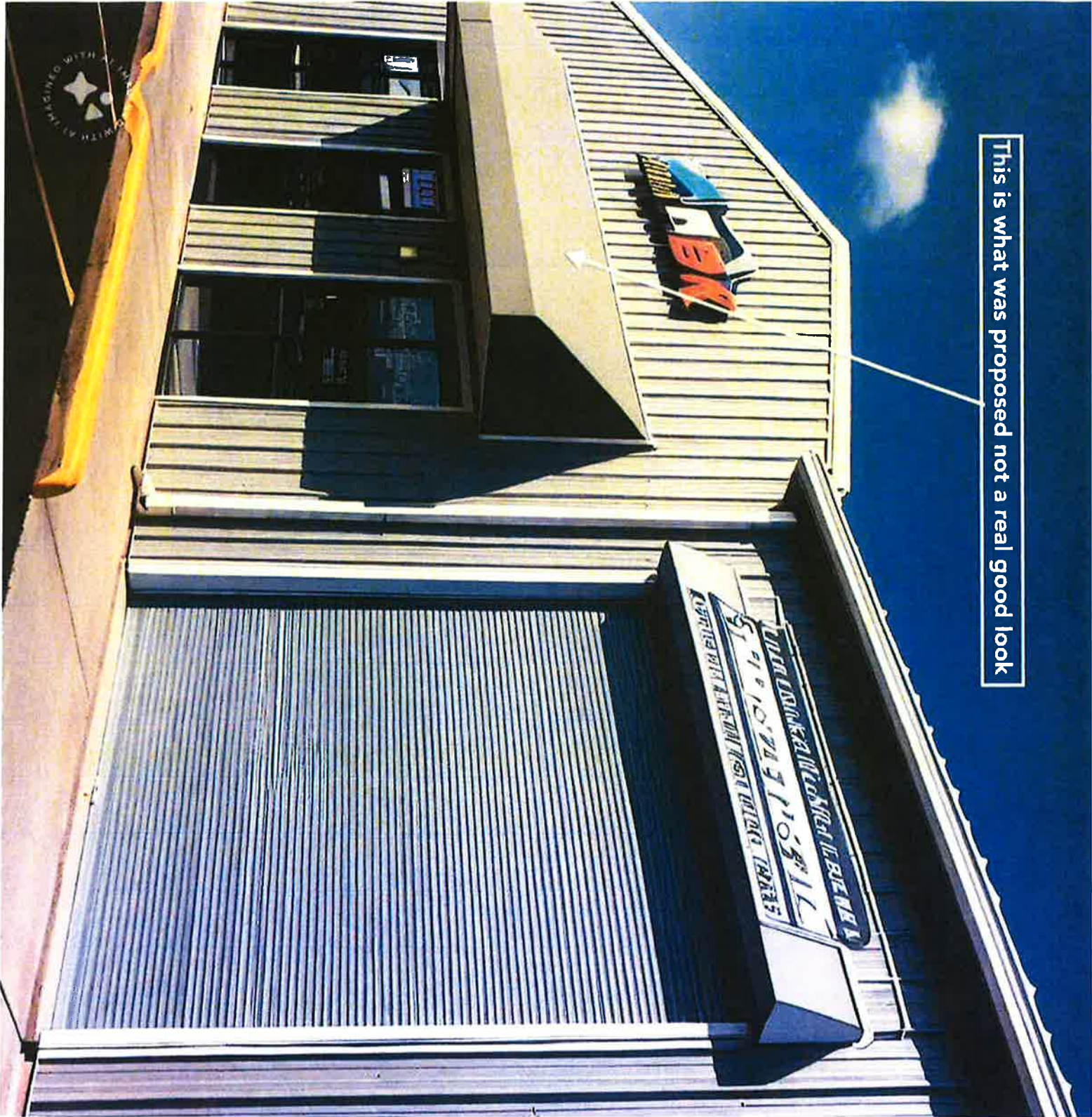
*We would very much like to utilize the same style and design that's currently being utilized within the community with the approval of the MIRA boards consent.*

**Please advise.**



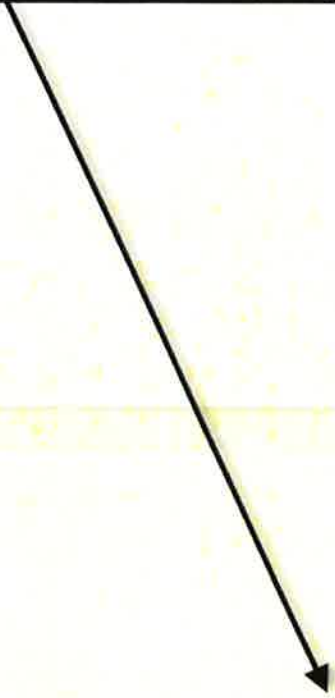
**Curtis Mckinney  
President**

**[Mckinneycontruc@att.net](mailto:Mckinneycontruc@att.net)**

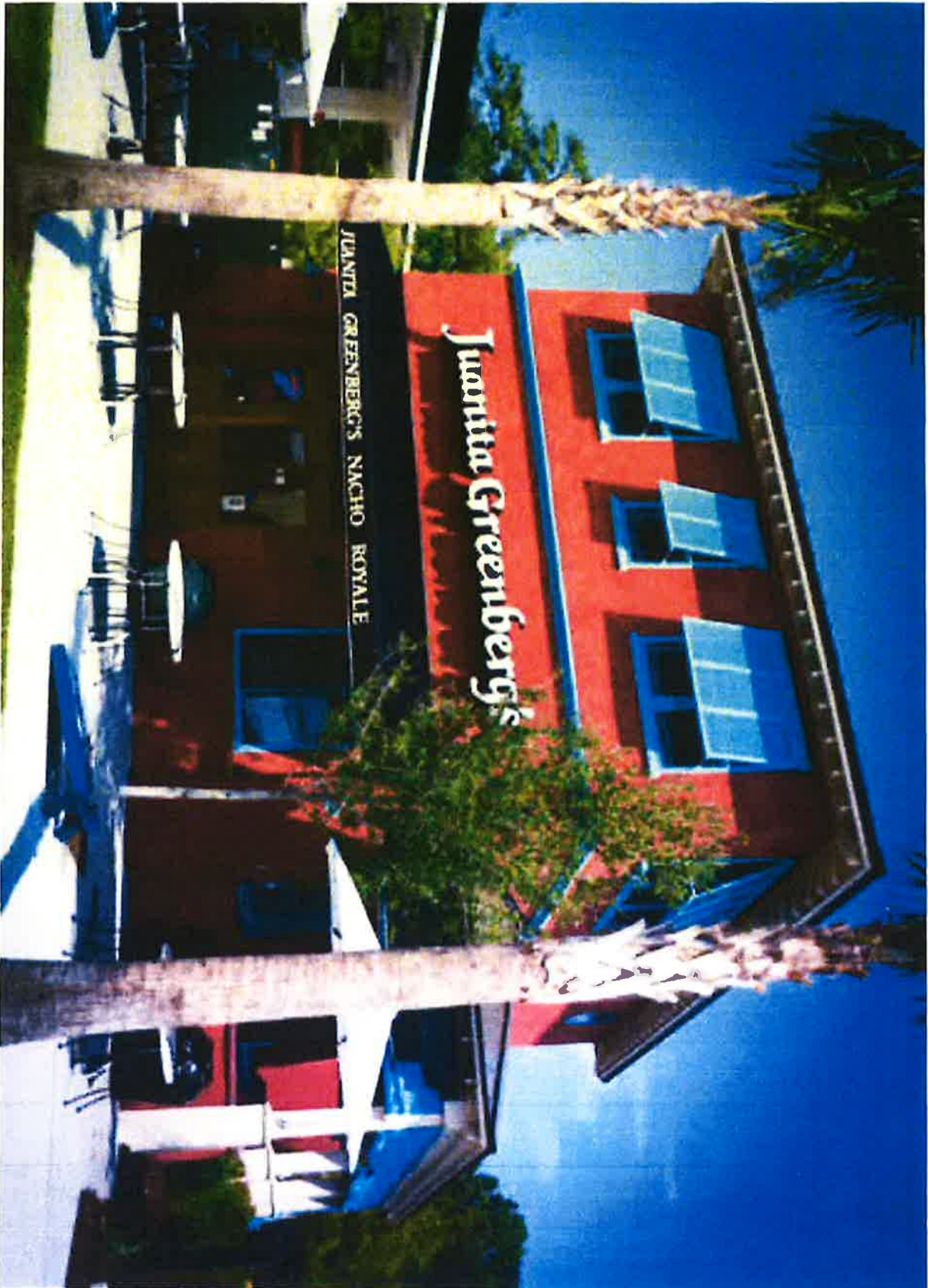


This is what was proposed not a real good look

EXIT













## MERRITT ISLAND REDEVELOPMENT AGENCY

### INTER-OFFICE MEMORANDUM

**DATE:** December 16, 2024

**TO:** Jeffrey Ball, Planning & Zoning Manager  
Desiree Jackson, Associate Planner  
Kristen Champion, Special Projects Coordinator III

**FROM:** Lisa Nicholas, Community Redevelopment Manager, on behalf of the  
Merritt Island Redevelopment Agency Board of Directors

**RE:** **MIRA Board of Directors Site Plan Review**  
**329 Hibiscus Avenue – Tax Parcel I.D. #2427073**

As set forth in Section 62-3202, General: (f), of the Brevard County Code, site development plans located within the Merritt Island Redevelopment Area (MIRA), as described in the Merritt Island Redevelopment Plan, shall be coordinated with the Merritt Island Redevelopment Agency for a determination of consistency with the Merritt Island Redevelopment Plan, as well as adherence to the Brevard County Code.

The 329 Hibiscus project in Merritt Park Place involves the construction of a metal building for a hobby/personal-use garage. Nearly one year ago at its regular meeting on January 25, 2024, the MIRA Board of Directors reviewed the proposed site plan modifications and provided the comments that follow to the Brevard County Planning and Zoning staff and the applicant:

1. Garage Door must not be a high-bay door and must be of a residential nature in its height and form.
2. A mansard-style roof must be constructed, or an acceptable attractive alternative must be used.
3. If a mansard-style roof is not constructed, a full-width attractive awning may suffice. (This provision should be in a binding development plan (BDP) if a mansard roof is not constructed.)
4. The property use is not for a business and must remain a personal/hobby use (include in BDP).
5. A 4-foot brick veneer as presented on the structure is acceptable.
6. The landscaping plan is acceptable and must be maintained.

The applicant provided imagery to MIRA staff of a generic residential garage door and an awning to substitute for the mansard roof. Subsequently, the applicant requested using louvres/clamshell window treatments instead of the awning. When the applicant forwarded examples of the louvres/clamshells to MIRA staff, the high-bay door was still being depicted on the images, despite being informed that a residential garage door was required.

The next meeting of the MIRA Board is scheduled for January 23, 2025, and the applicant has been advised accordingly. At a minimum, the Board expects to receive a front elevation of the structure that portrays a residential-style garage door and the inclusion of either an awning, as previously approved by the Board, or the louvres/clamshell window treatments. Each of these conditions is provided for in the Brevard County Code (references below).

### Applicable Sections of Brevard County Code

#### **Sec. 62-1837.6. - Minor automobile repairs.**

(a) Such uses may be performed either in conjunction with a gasoline service station or as a separate business as described in the BU-1 classification.

(b) In the Merritt Island Redevelopment Area, there shall be no outside storage, and all repairs must be in an **enclosed structure with no bay door openings located in the front face of the building.** (Ord. No. 93-20, § 2(10), 6-22-93)

#### **Sec. 62-1835.5. - Garage or mechanical service.**

In the Merritt Island Redevelopment Area, there shall be no outside storage, and all repairs must be in an enclosed structure with **no bay door openings located in the front face of the building.** (Ord. No. 93-20, § 2(6), 6-22-93)

#### **Sec. 62-2115. - Metal buildings.**

(a) Metal buildings are permitted in the BU-1 general retail commercial, TU-1 general tourist commercial, TU-2 highway transient tourist and the PBP planned business park zoning classifications subject to the following criteria:

(1) The front of the metal structure shall be galvanized, and shall utilize factory finished painted siding, at a minimum.

(2) The **roofline shall be architecturally treated with a mansard roof or in another acceptable manner to enhance the appearance of the front of the metal structure.**

(b) Accessory metal structures with exterior metal skin may be utilized in the commercial zones listed in this section if they are located to the rear of the rear building line of the principle structure and to the rear of the side building line of the principle structure from a side street.

(c) Nothing in this section shall prohibit the use of metal buildings for accessory structures in residential land use categories.

(d) This section shall not prohibit the use of metal buildings in BU-2 retail warehousing and wholesale business or any industrial zoning classification. (Code 1979, § 14-20.36; Ord. No. 95-06, § 1, 1-26-95)



**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

**ITEM V. B**

**S.R. 520 LANDSCAPE MAINTENANCE**



## MERRITT ISLAND REDEVELOPMENT AGENCY

January 23, 2025

### ITEM V.B.

<b>AGENDA REPORT ITEM:</b>	Ongoing/Old Business
<b>PROJECT:</b>	MIRA Area Landscape Maintenance
<b>Requested Action:</b>	Discuss and Seek Board Direction
<b>Summary Explanation &amp; Background:</b>	
<p>In response to the deteriorated conditions of the Merritt Island SR 520 commercial corridor, the Merritt Island Redevelopment Agency (MIRA), aligned with its redevelopment plan goals and objectives, undertook significant planning and design efforts during 2010-2013. Collaborating with the Florida Department of Transportation (FDOT), various consulting firms, and Brevard County Road and Bridge, MIRA initiated a series of Landscaping and Beautification Improvements. These efforts were partially funded by an FDOT grant aimed at revitalizing and enhancing the corridor. MIRA invested approximately \$1.9 million to implement a comprehensive range of improvements. These included installing pavers, curbs, patterned crosswalks, pavement markings, decorative light poles, median landscaping, landscaping from curbs to sidewalks, street signs, traffic signal mast arms, and irrigation systems. The overarching goals were to alleviate slum and blighted conditions, catalyze redevelopment, strengthen the tax base, enhance tourism development, retain jobs, and improve the quality of life for Brevard County residents. On February 2, 2012, the MIRA Board entered into a Joint Participation Agreement (JPA) as a condition of the FDOT grant. This agreement authorized all aspects of the project, including planning, design, construction, implementation, and maintenance of landscaping and irrigation improvements, with a target construction completion date of December 31, 2012. In 2016, the former MIRA Executive Director conducted a review of all landscaped areas under MIRA's purview, evaluated existing maintenance agreements, and held discussions with the Directors of Public Works and Parks and Recreation. This review revealed the absence of maintenance agreements concerning the landscaped areas between MIRA, Public Works, and Parks and Recreation. The only formal agreement in place is the JPA with FDOT, which assigns MIRA perpetual responsibility for landscaping along SR 520 in the medians and shoulder landscapes. No agreements exist to address the maintenance of the Merritt Park Place area or the Courtenay Parkway (SR 3) landscaped areas, which the County currently maintains. Brevard County, through a subcontractor, currently maintains all of the SR 520 JPA area. Effective June 2024, Brevard County discontinued an agreement with FDOT District 5 for 4" grass mowing and litter pickup between I-95 and Cocoa Beach, covering the maintenance area from between the SR 520 roadway curbs to sidewalks, as a cost-saving measure. To address this gap and ensure efficient maintenance, it is proposed that equitable agreements and contracts be pursued among all involved departments and agencies. Such agreements would clarify responsibilities, improve efficiencies, and address ongoing maintenance concerns that have affected MIRA and Brevard County Road and Bridge for several years.</p>	
<b>Fiscal Impact:</b>	TBD
<b>Exhibits Attached:</b>	MAPS

DISTRICT: 2  
 ROAD NAME: SR 520  
 FROM LIMIT: Hubert Humphrey Bridge  
 TO LIMIT: End of Guardrail (mapped area)  
 LENGTH (MILES): 0.14  
 WITHIN MIRA LIMITS: Yes  
 FDOT AGREEMENT: Yes (not with Public Works)  
 FDOT REIMBURSEMENT DOLLARS (ANNUAL): \$0.00  
 MAINTAINED BY: Outsourced  
 TERM CONTRACT NO.: (B-6-19-58)  
 CONTRACT START: 5/31/2019 - 5/30/2022  
 CONTRACT LENGTH: 3 YRS - 2X1 YR RENEWAL  
 COST: \$10,999.68  
 MULCH COST: \$0.00  
 COMMENTS: JPA for landscaping maybe with Parks or MIRA. John D agreed to maintain; enhanced landscaping at County cost

DISTRICT: 2  
 ROAD NAME: SR 520  
 FROM LIMIT: Hubert Humphrey Bridge  
 TO LIMIT: Banana River West Relief Bridge  
 LENGTH (MILES): 3.73  
 WITHIN MIRA LIMITS: Yes  
 FDOT AGREEMENT: Yes (AS694-R0)  
 FDOT REIMBURSEMENT DOLLARS (ANNUAL): \$18,184.85  
 MAINTAINED BY: Outsourced  
 TERM CONTRACT NO.: (B-6-19-58)  
 CONTRACT START: 5/31/2019 - 5/30/2022  
 CONTRACT LENGTH: 3 YRS - 2X1 YR RENEWAL  
 COST: \$140,400.00  
 MULCH COST: \$17,020.00  
 COMMENTS:



Total Length = 3.29 miles



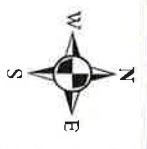
**Legend**  
 MAINTAINED BY  
 In-House Landscape  
 Outsourced  
 MIRA Limits



**SR520 - Brevard County Landscaping**  
 Merritt Island - District 2

East end of Hubert Humphrey Bridge to west end of Banana River  
 West Relief Bridge  
 Agreement Length 3.73 miles  
 Measured Length 3.29 miles  
 Actual Landscaping Length 3.10 miles

This map is for informational purposes only.  
 C. Ireland, February 2021.



Nevins Ct

Citrus Blvd

DISTRICT: 2  
 ROAD NAME: SR3 (Courtenay Pkwy)  
 FROM LIMIT: SR 520  
 TO LIMIT: Nevins Ct  
 LENGTH (MILES): 1.04  
 WITHIN MIRA LIMITS: Yes  
 FDOT AGREEMENT: Yes (AOD49) Start-  
 4/21/2006; Amend #1 12/12/2008  
 FDOT REIMBURSEMENT DOLLARS (ANNUAL):  
 \$0.00  
 MAINTAINED BY: In-House Landscape  
 TERM CONTRACT NO.: N/A  
 CONTRACT START: N/A  
 CONTRACT LENGTH: N/A  
 COST: \$12,312.33  
 MULCH COST: \$1,110.00  
 COMMENTS: Initial \$300K JPA to install  
 landscaping

Needle Blvd

Total Length = 1.04 miles

W Merritt Ave

Palmetto Ave

Legend

MAINTAINED BY

- In-House Landscape
- Outsourced
- MIRA Limits



SR3 (N Courtenay Pkwy) -  
 Brevard County Landscaping  
 Merritt Island - District 2

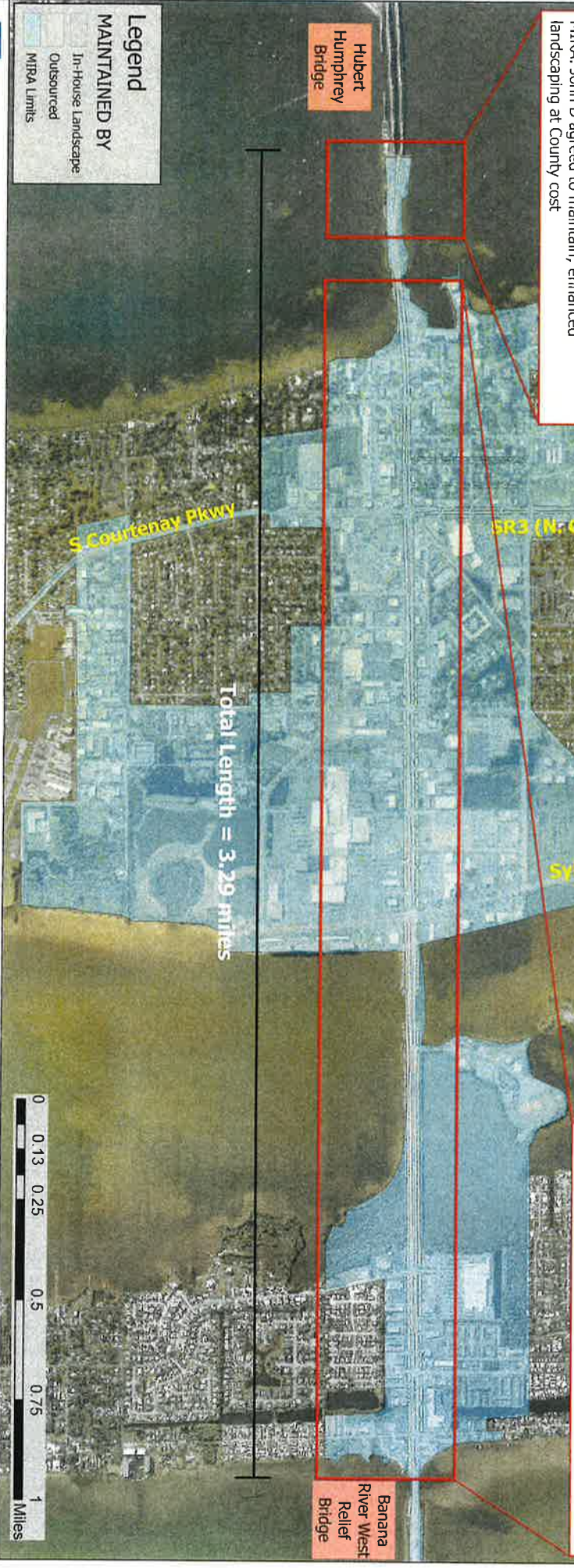
SR520 to Nevins Ct  
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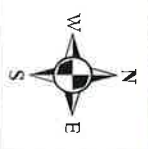
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**SR520 - Brevard County Landscaping**  
**Merritt Island - District 2**

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Total Length = 1.04 miles

W Merritt Ave

Palmetto Ave

Legend

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SR3 (N Courtenay Pkwy) -  
 Brevard County Landscaping  
 Merritt Island - District 2

SR520 to Nevins Ct  
 1.04 Miles



This map is for informational  
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 C. Ireland, February 2021.

<b>Financial Management No.:</b> 427400-1-58-01 <b>Agency:</b> Merritt Island <b>Redevelopment Agency</b> <b>Contract No:</b> <b>AQK53</b>	<b>Fund:</b> DDR <b>Activity:</b> 215  <b>Contract Amount:</b> \$ 324,175.00	<b>Category:</b> 088717 <b>Object Code:</b> 710001 <b>Org. Code:</b> 55054010508 <b>Vendor No.:</b> F596000523216
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**JOINT PARTICIPATION AGREEMENT**  
**BETWEEN**  
**THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**  
**AND**  
**MERRITT ISLAND REDEVELOPMENT AGENCY**

This Agreement, made and entered into this 2<sup>ND</sup> day of FEBRUARY, 2012, by and between the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION** (hereinafter referred to as the DEPARTMENT) and the **MERRITT ISLAND REDEVELOPMENT AGENCY**, a Florida Community Redevelopment Agency formed pursuant to Chapter 163.330 et. Seq., Florida Statutes (hereinafter referred to as the AGENCY),

**WITNESSETH:**

WHEREAS, the Parties have been granted specific legislative authority to enter into this Agreement pursuant to Section 339.12, Florida Statutes; and

WHEREAS, the AGENCY by Resolution No. Meeting Minutes dated the 8<sup>th</sup> day of December, 2011, a copy of which is attached hereto as Exhibit "D" and made a part hereof, has authorized its officers to execute this Agreement on its behalf.

WHEREAS, the DEPARTMENT is prepared, in accordance with its Five Year Work Program, to undertake the Project described as the "Landscaping and Irrigation Improvements on State Road 520 between State Road 3/Courtenay Parkway and Newfound Harbor Drive", in the DEPARTMENT'S Fiscal Year 2011/2012, said Project being known as FM #427400-1-58-01, hereinafter referred to as the "Project"; and

WHEREAS, the Project is on the State Highway System, is not revenue producing and is contained in the adopted Five Year Work Program; and

WHEREAS, the implementation of the Project is in the interest of both the DEPARTMENT and the AGENCY and it would be most practical, expeditious, and



**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

## **ITEM VI**

### **BOARD OF DIRECTORS REPORTS**



**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

## **ITEM VII**

### **STAFF REPORTS**



**MERRITT ISLAND**  
**REDEVELOPMENT AGENCY**

**ADJOURN**