

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS

Meeting Minutes January 23, 2025 – 2 p.m.

MEMBERS PRESENT

Marcus Herman, Chair
Cynthia Wall, Vice Chair (via Zoom)
Corey Mecagni
Andy Barber
Peter Black

MEMBERS ABSENT

Jeff Daniels (excused)

AGENCY STAFF

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

GUESTS

Kika Golan, District 2 Commission Office
John Denninghoff, Assistant County Manager
Georganna Gillette, Executive Director, Space Coast Transportation Planning Organization
Tyler Burgett, Project Manager, FDOT District 5
Trina Gilliam, Interim Planning & Zoning Manager, Brevard County Planning & Development Department
Bruce Moia, President, MBV Engineering, Inc.
Jack Boyajian, EV Fund, LLC

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 2:04 p.m. Member Barber led the Board in the Pledge of Allegiance.

Member Barber moved to approve Member Wall's attendance via Zoom, which was seconded by Member Mecagni. The motion was unanimously approved.

Director Lallo welcomed a new member, Peter Black; new member, Jeffrey Daniels, will attend the February meeting.

Director Lallo introduced Assistant County Manager John Denninghoff, who will retire on January 31, 2025. The Board wished him well, and Mr. Denninghoff shared his work experiences with the County.

Director Lallo introduced Tyler Burgett, Project Manager, from the Florida Department of Transportation (FDOT), District 5, to outline the proposed project scheduled for SR 528, including widening the roadway to three lanes. Board members expressed interest in incorporating sound-barrier walls and concern regarding growth and expansion. Members also posed questions with regard to bridges and causeways. Mr. Burgett responded that the intention is to replace the bridges,

except for the new bridge. Mr. Burgett indicated that the timing was appropriate for MIRA to incorporate its insight for design elements into the project.

PUBLIC COMMENTS/ANNOUNCEMENTS:

I. Meeting Minutes

- A. Approval of the December 12, 2024, meeting minutes.

Member Barber made a motion to approve the December 12, 2024, meeting minutes. Seconded by Member Mecagni. The motion was unanimously approved.

II. Projects and Programs Updates and Status Reports: Director Lallo offered the following:

- Amphitheatre Project at VMC: The Amphitheatre project at the Brevard Veterans Memorial Center is advancing. Member Mecagni shared that the concrete pouring should begin within a week or two. Chairman Herman inquired as to whether Board members could visit the construction site at any time to which Director Lallo responded that visits must be scheduled through Ivey’s Construction.

- Sutton Pool Property: Chairman Herman informed the Board that Mr. Sutton is not prepared to sell his property. This determination voids the need for the County to proceed with the Stan Mayfield Working Waterfronts/Florida Communities Trust grant. Mr. Sutton may be interested in selling in four years. The Manager for the Griffis Landing project, Matt Culver, is retiring in March. Member Barber inquired as to what is transpiring at Ms. Apples Crab Shack because the grant will expire in June of 2026. Director Lallo replied that Mr. Culver is seeking a second bid for amenities on the property.

III. Development Presentations:

- A. Rezoning – 120-180 S. Banana River Drive: The site plan is still in development. Concerning the rezoning, the MIRA Board recommended a Binding Development Plan (BDP) for this single-family residences to be zoned RU-1-7 (single-family zoning at 700 square feet), with no construction of mobile homes or condominiums.

Member Barber made a motion to recommend a Binding Development Plan (BDP) requiring single-family residences with the zoning designation of RU-1-7 and restricting the construction of mobile homes, condominiums, and resort dwellings. Seconded by Member Wall. The motion was unanimously approved.

- B. Rezoning—260 E. Merritt Island Causeway, Econo-Lodge property: Jack Boyajian, property owner, and Bruce Moia, president and engineer, MBV Engineering, Inc., provided images for the Board’s review. The proposed plans involve converting the current 128-unit motel to one—and two-bedroom apartments. Adding a third story on some of the structures and an additional structure will result in 190 multi-family residential dwelling units.

Member Barber moved to approve the rezoning, which was seconded by Member Mecagni. The motion was unanimously approved.

- C. Waters Mark Plantation Subdivision, N. Tropical Trail, Informational Report: –Plans call for constructing 20 to 28 single-family homes with six waterfront lots. The developer is D. R. Horton, and the engineer is Kimley-Horn.

IV. New Business: None

V. Ongoing/Old Business

- A. 329 Hibiscus Avenue (Tax ID #2427073) – the MIRA Board reviewed pictures of the project build for use of a personal hobby car shop. This project is currently under review by the County Attorney’s Office for clarification of the Code. Board discussion ensued with Alex Esseesse, Assistant County Attorney, regarding the misunderstanding in the Code.

- B. SR 520 Landscape Maintenance – the Board inquired as to why the right of way at Steak ‘n Shake was not being mowed. Director Lallo indicated that the owners in that right of way most often conduct voluntary mowing, if they want a landscape lawn height lower than the County standard. Director Lallo also noted that he has a meeting with the D2 Commissioner and Brevard County Public Works Director Mark Bernath to discuss the continued maintenance of SR 520. Member Wall suggested Code Enforcement be notified of the broken signs on SR 520.

VI. Board Reports and Presentations

Vice Chair Cynthia Wall inquired whether any information was available regarding the Waffle House. Director Lallo responded that he would prepare an update for the February meeting. He sent inquiries to their Site Director, advising of the status of their plans and the need to cut the weeds. No response. The County recently advised they were getting close to a resolution on the required site plan modifications.

Member Andy Barber – No report.

Member Corey Mecagni noted that, with the Board’s approval, the Amphitheatre windows, which were discussed at the December 2024 meeting, have been reduced by 50%.

Member Peter Black – No report.

Member Jeff Daniels – Excused - Absent.

Chairman Marcus Herman reported that he was pleased to have been reappointed to an additional four-year term.

Director Lallo – The Brevard County Board of County Commissioners will be conducting Budget workshops in February. Each Department and Agency including MIRA must prepare a presentation for the Brevard County Board of County Commissioners, regarding our FY 2025 current budget.

Lisa Nicholas – Absent.

Alex Esseesse, Assistant County Attorney – No report.

The Board adjourned the meeting at 4:52 p.m. The next regular meeting is scheduled for February 27, 2025, at 2:00 p.m.