

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS

Meeting Minutes April 24, 2025 – 2 p.m.

MEMBERS PRESENT

Marcus Herman, Chair
Corey Mecagni
Andy Barber
Peter Black
Jeff Daniels

MEMBERS ABSENT

Cynthia Wall, Vice Chair
Graham Smith

AGENCY STAFF

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

GUESTS

Kika Golan, District 2 Commission Office
Cole Oliver
John Hopengarten

CALL TO ORDER AND ROLL CALL

The MIRA Board meeting was called to order at 2:00 p.m. by Chairman Herman. Ms. Hurren led the Board in the Pledge of Allegiance.

PUBLIC COMMENTS/ANNOUNCEMENTS: None. It was noted that Director Lallo would not be able to attend the meeting because he was providing a budget presentation to the Brevard County Board of County Commissioners.

ITEMS

I. Meeting Minutes

- A. Approval of the February 27, 2025, meeting minutes.

Member Barber made a motion to approve the February 27, 2025, meeting minutes. Seconded by Member Mecagni. The motion was unanimously approved.

II. Projects and Programs Updates and Status Reports

Manager Nicholas explained to the Board that there was state legislation advancing through the process that could be deleterious to all community redevelopment agencies in Florida. Chairman Herman indicated that he visited Tallahassee and had discussions with two state representatives, whose districts encompass Merritt Island, about the harmful impacts this legislation could have on CRAs if it were enacted. The future of the bills will be determined as the legislative Session progresses.

III. Development Presentations

A. Rezoning (25Z00001) South Courtenay Parkway, Cone/Court Executive Storage

This request is for rezoning of property from BU-1-A to BU-2 with a new Binding Development Plan (BDP) for indoor storage of motor homes and boats. It is not intended to serve as a customary mini-storage facility. The new BDP indicates that all boats, RVs, etc., must be stored indoors and also sets forth that there will be an 8-foot solid buffer wall constructed along the south edge of the property. On behalf of the applicant, Mr. Cole Oliver noted that there will be two buildings, and all entryways will face inward. The buildings will not be metal.

Member Barber moved to approve the zoning change from BU-1-A to BU 2 as requested. Motion was seconded by Member Mecagni. The motion was unanimously approved.

B. Site Plan Review (25AD00002) 2445 North Courtenay Parkway, Solar Car Wash

Manager Nicholas explained that Island Realty Group LLC, owner of property at 2445 North Courtenay Parkway, Units A, B, and C (tax account ID number 2412120), submitted a site plan to Brevard County Planning and Development for renovations to a car wash and quick-lube operation, as well as conversion of the former Dunkin to an ice cream parlor. The parcel, which consists of +/- 1.37 acres of land and contains three existing structures, is located on Merritt Island's most heavily traveled north/south thoroughfare, Courtenay Parkway (SR 3). Manager Nicholas continued, stating that the project aligns with the goals and objectives of the Merritt Island Redevelopment Plan, including encouraging the reuse of properties that no longer function at their highest potential economic use, as well as establishing an identifiable character and economic vitality in the redevelopment district.

Member Barber made a motion to approve the Site Plan 25AD00002. Seconded by Chairman Herman. The motion was unanimously approved.

IV. New Business

A. SR 520 Community Workshop Summary Report

On March 27, 2025, a community workshop regarding conceptual planning for the SR 520 commercial core was held in the MIRA conference room. Manager Nicholas reported that there was an excellent turnout and provided a summary of the results of the voting activities in which citizens participated. The concept planning for SR 520 is funded by MIRA's federal EPA Community-Wide Brownfields Assessment grant.

B. Target Exterior Remodel – Informational Item

Manager Nicholas informed the Board that the Merritt Island Target, 250 Crockett Boulevard, would be subject to upcoming exterior renovations, including new signage and repainting. Because there is not a site plan to review, and all proposed exterior signage conforms to Brevard County Code, no action was required by the Board.

V. Ongoing/Old Business

A. SR 520 Landscape Maintenance Discussion

On April 9, 2025, Director Lallo, Manager Nicholas, and MIRA Board Chairman Marcus Herman met with Brevard County Public Works Director Marc Bernath and other County Road and Bridge staff in order to discuss landscape maintenance on the SR 520 and SR 3 corridors. Public Works has very limited funding from the MSTU, and that funding needs to

utilized for repairs and other maintenance in the entirety of District 2. Chairman Herman explained that there will be a meeting in the near future with District 2, County Public Works/Road & Bridge staff, officials from FDOT, and State Representative Tyler Sirois or his designee to discuss options for future maintenance of the corridors.

B. Brevard County Board of County Commissioners Budget Workshop Presentation

Manager Nicholas referred the Board to their meeting packet and the PowerPoint that was presented by Director Lallo at the Board of County Commissioners Budget Meeting on March 27, 2025. The only question posed to Director Lallo was with regard to increasing the density in the commercial core and the manner in which it would impact emergency evacuations. The Fiscal Year (FY) 2025-2026 budget begins on October 1, 2025, and continues through September 30, 2026.

C. FY 2024-2025 Annual Report & Audit

Manager Nicholas referred the Board to their meeting packet for a copy of the FY 24-25 Audited Financial Statements and indicated that the 2024 Annual Report had been forwarded via email. Per Chapter 163, Part III, Florida Statutes, all CRAs must submit an annual report, which contains an independent financial audit and financial statements, by March 31 of each year for the preceding year.

VI. Board Reports and Presentations

Marcus Herman -No report.

Cynthia Wall – Absent.

Andy Barber – Member Barber would like to tour the HealthFirst Hospital construction site.

Corey Mecagni – No report.

Peter Black – No report.

Jeff Daniels – No report.

Graham Smith – Absent.

VII. Staff Reports

Larry Lallo, Executive Director - Absent.

Lisa Nicholas, Community Redevelopment Manager – No report.

Justin Caron, Assistant County Attorney – No report.

The Board adjourned the meeting at 3:20 p.m. The next regular meeting is scheduled for May 22, 2025, at 2:00 p.m.