



MERRITT ISLAND

REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS **Meeting Minutes for June 26, 2025**

MEMBERS PRESENT

Marcus Herman, Chair
Cynthia Wall, Vice Chair
Corey Mecagni
Andy Barber
Peter Black
Graham Smith

MEMBERS ABSENT

Jeff Daniels

AGENCY STAFF PRESENT

Lisa Nicholas, Community Redevelopment Manager
Justin Caron, Assistant County Attorney (via Teams)

AGENCY STAFF ABSENT

Larry Lallo, Executive Director
Cheryl Hurren, Executive Assistant/Clerk

GUESTS

Kika Golan, District 2 Commission Office
Susan Smith, District 2 Commission Office
George Ritchie, Brevard County Planning & Development Department
Donn Weaver, Brevard Veterans Memorial Center
Romia Goff
Dave Hock
Angela Essing
Susan Hall, Susan Hall Landscape Architecture, Inc. (via Teams)
Megan Magwire, Susan Hall Landscape Architecture, Inc. (via Teams)

CALL TO ORDER AND ROLL CALL

The MIRA Board meeting was called to order at 2 p.m. At the request of Chairman Herman, Member Mecagni led the Pledge of Allegiance.

PUBLIC COMMENTS/ANNOUNCEMENTS: None

ITEMS

I. Meeting Minutes

A. Approval of the May 22, 2025, meeting minutes.

Member Barber made a motion to approve the May 22, 2025, meeting minutes; seconded by Member Smith. The motion carried unanimously (6-0).

II. Projects and Programs Updates and Status Reports

Donn Weaver from the Brevard Veterans Memorial Center provided an update on the progress of the Amphitheatre construction, which continues to advance.

Because Director Lallo was unable to attend the meeting, a written activity report was distributed to the Board. With regard to certain items that were outlined in the handout, members offered the following remarks:

- Amphitheatre Construction
Chairman Herman noted that the RFQ to secure a company to manage the facility went out on June 26. It is anticipated that there will also be a part-time employee to tend to facility maintenance.
- Ms. Apple's Redevelopment Project
Vice Chair Wall reported that she had contacted Department of Natural Resources Boating and Waterways Coordinator Agustin (Beb) Sebastian regarding whether there is a separate insurance policy on Ms. Apples, which appears to have been outlined as a requirement in the contract with Brevard County. She questioned why Natural Resources is engaging with FEMA when it would be more expedient to explore the other, independent insurance policy. To date, she has not yet received a response from Mr. Sebastian. A request to extend the FDOC grant will more than likely need to be made.
- Bus Shelter Seating Improvements
Redevelopment Manager Nicholas informed the Board that she and Director Lallo would be meeting with representatives of Space Coast Area Transit regarding the installation of the Simme-Seats during the afternoon of June 27.
- SR 520 Landscape Maintenance Issues
Member Barber indicated that the landscaping on SR 520 is looking worse. Chairman Herman reiterated that a meeting with FDOT, State Representative Tyler Sirois, MIRA, and District 2 is being coordinated in order to discuss a potential contribution from FDOT to assist MIRA and the County with landscape maintenance on SR 520. Member Black inquired as to whether Director Lallo could meet with the current contractors that are responsible for maintenance because the expected quality of work is not being met.
- Safe Streets For All Grant Funding
Redevelopment Manager Nicholas reported that, despite the delays that transpired with the changes in the federal Administration, grant funding in the amount of \$280,000 will be awarded, and the grant agreement should be solidified in the near future. MIRA's match is \$70,000.

- Merritt Park Place Parking Lot Acquisition
Chairman Herman noted that the appraisal for the Merritt Park Place parking lot came in at \$140,000. The property owner is asking for \$200,000. County staff are in the process of attempting to negotiate on price. If that is unsuccessful, a subsequent appraisal of the property is a possibility. The County is not permitted to expend more than the appraised value when acquiring property.

III. Development Presentations

A. Variance (Application #25V00025) | 455 Magnolia Avenue

Redevelopment Manager Nicholas reported that Peerless Vision Properties LLC/Dr. Romia Goff applied for a variance for 455 Magnolia Avenue to allow for two additional feet of fence height. Current Code permits a 4-foot maximum height for a boundary fence on a double-frontage lot, as well as a 25-foot setback. This property is located adjacent to SR 520 and is proximate to wooded areas that are not visible from either Magnolia Avenue or SR 520. The isolated nature of this portion of the property has resulted in a high volume of unauthorized trespassing, camping, and vandalism. Because this property serves as a dental office, there are safety concerns for the medical professionals, staff, and patients. The variance is being requested in an effort to assist in resolving these safety issues. The fence will be ornamental, non-opaque, and in accordance with the fencing that currently exists on the property.

Member Barber moved to recommend approval of the variance request; seconded by Member Wall. The motion was unanimously approved (6-0).

B. Variance (Application 25V00027) | 685 Azalea Avenue

Redevelopment Manager Nicholas stated that the owners of property at 685 Azalea Avenue in the Cone Road industrial area submitted a request for a variance for a 14-foot reduction in lot width. Current Code requires a 75-foot lot width within the BU-2 zoning designation. The variance is being requested because the site was originally created in the 1950s; since that time, the zoning code has been revised and requires a lot width of 75 feet in BU-2. The subject property is 61 feet wide and, as such, has remained a non-conforming lot since the Code was revised. If the variance request is not approved, the owners will not be able to proceed with any additional work to improve the property. The intent is to demolish the current structures and construct one new facility for office space and warehousing.

Member Barber made a motion to recommend approval of the variance request. The motion was seconded by Member Mecagni. The motion passed unanimously (6-0).

IV. Ongoing/Old Business:

A. South Courtenay Parkway Landscape and Road-Widening Project

As the liaison to this project, Vice Chair Wall stated that she and Landscape Architect Susan Hall had been meeting with pertinent County staff. Several iterations of the landscape plan associated with this project have been produced, and it is a very different plan from the original. There are issues with underground utilities, as they related to plantings and roots, as well as above-ground utilities because of the potential height the trees could reach. Currently, a setback of 10 feet is required for underground utilities, which include water, sewer, gas, fiber-optic cable, and cable. The County may be willing to consider reducing the setback to five feet. If that were to be approved, the revised landscape plan would provide for 12 trees,

flowering grass, bushes around light poles, and irrigation at a cost of \$120,000. It was noted that all of the current cabbage palms along South Courtenay Parkway were required to be removed.

Member Barber expressed that the Board should abandon the project because MIRA's involvement from the project's inception was to ensure beautification and landscaping. Member Black inquired as to the potential installation of a hedge, with a height of 5 to 6 feet, so that there would be some buffering between the houses and South Courtenay Parkway. Discussion ensued.

Chairman Herman moved to have Landscape Architect Susan Hall rework the most recent iteration of the landscape plan to include only silver buttonwood hedges, green buttonwood trees, and a blend of perennial peanut grass and Bahia grass, and to exclude irrigation from the plan. The motion was seconded by Member Barber and was approved by a unanimous vote (6-0).

V. Board Reports and Presentations:

- Marcus Herman – No report.
- Cynthia Wall – No report.
- Andy Barber – No report.
- Corey Mecagni – Member Mecagni inquired as to the status of the Brevard Zoo and a potential partnership with Field Manor for an environmental collaboration. It was noted that the Zoo had decided on an alternate location for that project.
- Peter Black – Member Black reiterated his previous comment with regard to requesting that Director Lallo meet with the current landscape contractors for SR 520. Chairman Herman designated Member Black to serve as the project liaison for future SR 520 landscape maintenance discussions and activities.
- Graham Smith – No report.

VI. Staff Reports:

- Lisa Nicholas, Community Redevelopment Manager – No report.
- Justin Caron, Assistant County Attorney – No report.

The meeting was adjourned at 3:36 p.m. The next regular meeting is scheduled for July 24, 2025, at 2 p.m.