

**Merritt Island Redevelopment Agency**  
**BOARD OF DIRECTORS**  
**Meeting Minutes September 25, 2025 – 2 p.m.**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Jeff Daniels  
Cynthia Wall, Vice Chair

**AGENCY STAFF**

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

**GUESTS**

Kika Golan, District 2 Commission Office  
Susan Smith, District 2 Commission Office  
George Ritchie, Planning & Development  
Derrick Hughey, Planning & Development  
Donn Weaver VMC  
Amy Worsham, Stantec  
Stefani Maduskuie, Stantec  
William Moberg  
Todd Oakey  
J. Morrison  
Phil Bennardo, NMI HOA  
Chris Cook, NMI HOA  
Chris & Nancy Minerva, NMI HOA  
Mike Kennedy, Costa Norte HOA  
Devora Rodriguez, EN Engineering

**CALL TO ORDER AND ROLL CALL**

The MIRA Board meeting was called to order at 2:00 p.m. Member Barber led the Board in the Pledge of Allegiance. Roll call was taken by Ms. Hurren.

**PUBLIC COMMENTS/ANNOUNCEMENTS: None.**

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**ITEMS**

- I. Meeting Minutes
  - A. Approval of the August 28, 2025, meeting minutes.

**Member Barber made a motion to approve the August 28, 2025, meeting minutes. Seconded by Member Mecagni. The motion was unanimously approved.**

- II. Projects and Programs Updates and Status Reports

Director Lallo provided status updates and information on the following projects and initiatives: the Amphitheatre at Brevard Veterans Memorial Park/Brevard Veterans Memorial Center; Brownfield Community-Wide Assessment grant application; SR 520 commercial core redevelopment conceptual planning efforts; potential Merritt Square Mall redevelopment; Ms. Apples Crab Shack/Griffis Landing redevelopment; bus shelter seating improvements; SR 520 and SR 3 landscape maintenance issues; Sea Ray Drive Bridge construction project; South Courtenay Parkway widening project; Fiscal Year 2026 Budget; and the acquisition of the parking lot in Merritt Park Place.

With regard to the Merritt Park Place parking lot acquisition, Director Lallo indicated that a second appraisal is in process, and the property owner has been informed and is amenable to delaying the sale to another party until the second appraisal is completed.

**Member Smith moved to direct Staff to continue with the acquisition of the lot for \$200,000. Motion was seconded by Member Mecagni. The motion was unanimously approved.**

- III. Development Presentations:

- A. Variance Request: Park N Cruise II | 1700 Sea Ray Drive | 25V00030

The applicants/property owners of Park N Cruise II, 1700 Sea Ray Drive, submitted a request for multiple signage variances to Brevard County Planning and Development as outlined below:

- Allow 60' over the maximum of 20' height for on-premises signage
- Allow 78 square feet over the maximum allowed total sign surface area for on-premises signage
- Allow for a pre-existing nonconforming sign to remain erected on same premises

According to the applicant, current sign code requirements are presenting a hardship because the Park N Cruise customer base is transient and is not familiar with the area. If granted, the variances will assist with sighting and wayfinding. Applicant contends that, because the clientele is not familiar with the area, the additional square footage and height of the pole sign are essential for enhanced visibility and ultimately increased safety.

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The Board collectively encouraged landscaping and beautification elements to be incorporated around any newly installed signage. Discussion ensued.

**Member Barber moved to recommend that: any new signage installed will not exceed 45 feet in height to the top of the sign; any new signage installed will allow for an additional 40 square feet in area over the maximum currently permitted by Code for sign surface area; any new signage installed will not contain an L.E.D. message board component; and the pre-existing nonconforming sign (billboard) can remain on premises. Applicants were also advised that they are likely to have to obtain a permit from FDOT as the sign may be inside the designated visibility control zone. Applicant acknowledged they were aware of this. Motion was seconded by Member Smith. The motion was unanimously approved.**

- B. SR 520 Commercial Core Concept Plan Preliminary Presentation by Stantec:  
Consultants Amy Worsham and Stefani Maduskuie, representing Stantec, presented a draft conceptual plan for the SR 520 Commercial Core, which was funded by the current EPA Brownfield Community-Wide Assessment Grant. The concept plan was based on public input, as well as Board member and staff insight, and included recommendations for the redevelopment of Merritt Square Mall, Griffis Landing at Blue Crab Cove, and other commercial properties along the SR 520 corridor. The Board expressed concern that the concept plan might not be attainable. Stantec and staff advised that these are mere concepts – serving as starting points to begin conversations and work with developers, acknowledging it will require extraordinary and targeted marketing efforts, cooperative collaboration of the various property owners, the County, adequate incentives, and bringing qualified community-oriented developers to the table.

IV. New Business:

A. Fiscal Year 2024-25 Annual Audit Engagement:

Director Lallo explained that the Annual Audit is and has been a statutory requirement since 2019. The engagement with the auditing firm is required in order to begin the process, the cost of which is \$9,000.00 and is within his spending authority. The Executive Director and Chairman have both approved of same.

V. Ongoing/Old Business:

A. US EPA Brownfield Grant Application Assistance & Implementation Services RFP:

Redevelopment Manager Nicholas informed the Board members that they would be serving as the selection committee for the RFP submittals that were received for EPA Brownfield grant-writing assistance and implementation services and advised as to the “cone of silence” that will be in effect. The bid opening was scheduled for September 24, 2025, at 2 p.m.

B. SR 520 Landscape Maintenance Update:

Director Lallo acknowledged that Member Black was the Board liaison for this endeavor and that both he and Member Black had spoken with County Natural Resources staff and the current landscape contractor about issues that were outlined in the current scope of work but were not being addressed. FDOT has determined that it is legal for MIRA to oversee the landscape maintenance for SR 520, and a contract will be drafted and presented to the Board at a future meeting for review and approval.

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C. MIRA Fiscal Year 2026 Preliminary Budget:

Director Lallo outlined the Fiscal Year (FY) 2026 budget and capital improvement program and indicated that, on September 23, 2025, the MIRA FY 2026 budget had been approved by the Brevard County Board of County Commissioners as part of Brevard County's overall FY 2026 spending plan.

VI. Board Reports and Presentations:

Marcus Herman – No report.

Cynthia Wall – Absent.

Andy Barber – Member Barber noted that the light in the sign on SR 520 west is working and inquired about the SIMME seating project at the bus shelters. Director Lallo referenced an interlocal agreement with Space Coast Area Transit that will be forthcoming and that has been sent for SCAT 's review at their request. One possibility for funding could be to utilize the County's informal Cost Analysis Worksheet system to outline the funding process and estimated cost. Director Lallo has requested their proposed cost for the project to enter into the documents.

Corey Mecagni – Member Mecagni expressed concern concerning MIRA's potentially becoming an agency utilized solely for maintenance.

Peter Black – Member Black noted that, if there are concerns with regard to the landscaping on SR 520, Director Lallo should be notified, and he will then contact Member Black – we will then coordinate with the County and Contractor. At this time the County does not have an employee dedicated that was in this position. They are trying to fill the position.

Jeff Daniels – Absent.

Graham Smith – Member Smith noted that he was pleased with the SR 520 Commercial Core draft conceptual plan, and asked about the chances this could happen as depicted.

VII. Staff Reports:

Larry Lallo, Executive Director – Director Lallo noted that he contacted Brevard County Code Enforcement regarding the two unpermitted used car lots on Courtenay Parkway; the County will be starting the code enforcement process on the car lot on the east side of Courtenay Pkwy. The other is nonconforming dating back to the late 1950's. In addition, he indicated that he has received complaints concerning lighting outages in Merritt Park Place and will address the matter as soon as possible, as MIRA is responsible for those lights. Cheryl is assisting on this.

Lisa Nicholas, Community Redevelopment Manager – no report.

Justin Caron, Assistant County Attorney – No report.

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The Board adjourned the meeting at 4:32 p.m. The next regular meeting is scheduled for October 23, 2025, at 2:00 p.m.