



MERRITT ISLAND REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS Meeting Minutes for December 11, 2025

MEMBERS PRESENT

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

MEMBERS ABSENT

None

AGENCY STAFF PRESENT

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

AGENCY STAFF ABSENT

None

GUESTS

Donn Weaver, Brevard Veterans Memorial Center
Don Pearsall, Brevard Veterans Memorial Center
Kika Golan, District 2 Commission Office
George Ritchie, Brevard County Planning & Development Department
Derrick Hughey, Brevard County Planning & Development Department
Mike Simon
Mike Oliver
Jerry Butz

CALL TO ORDER AND ROLL CALL

The Merritt Island Redevelopment Agency (MIRA) Board meeting was called to order at 1:23 p.m. At the request of Chairman Herman. Member Smith led the Pledge of Allegiance. Ms. Hurren called the Roll.

PUBLIC COMMENTS/ANNOUNCEMENTS:

None.

ITEMS

I. Meeting Minutes:

- A. Approval of the October 23, 2025, meeting minutes.

Member Barber made a motion to approve the October 23, 2025, meeting minutes; seconded by Member Wall. The motion carried unanimously (7-0).

II. Development and Stakeholder Presentations:

- A. Request for Rezoning (25Z00054) Range Water Development Multi-Family Housing Project – Pioneer Road and North Courtenay Parkway

Redevelopment Manager Nicholas presented the project, which consisted of a request to rezone the +/- 11-acre property from its current zoning designation of AU (agricultural) to RU-2-15 (medium-density, multi-family residential). The surrounding zoning designations were outlined and determined to be consistent with the Comprehensive Plan and Future Land Use maps.

Several residents spoke in opposition to the requested rezoning, citing concerns regarding increased vehicular traffic on Pioneer Road and Courtenay Parkway, the need for improved safety that may require additional intersection improvements such as turning lanes, traffic signalization, and medians on Courtenay Pkwy, including issues with enhanced congestion because of Lewis Carroll Elementary School; stormwater management and the potential for associated flooding; removal of mature vegetation and trees; and reduced privacy for some homeowners because of the proposed three-story building height.

Discussion ensued. There was consensus among the Board that the development was too high a density for this particular area.

Member Barber made a motion to recommend denial of the requested rezoning; seconded by Member Black. The motion carried unanimously (7-0).

- B. Daniel Fletcher, Director, Indian River Yacht Club

Because Director Fletcher was unable to attend the meeting, Mr. Jerry Butz gave a brief presentation to the Board on the history and activities of the Indian River Yacht Club. Mr. Butz discussed the possibility of partnering with MIRA and Brevard County to lease office space and assist with future endeavors related to administering the Working Waterfronts educational component required at Blue Crab Cove/Griffis Landing.

- C. Jamison Commercial & Matthew Development (25SP00023) Site Plan Review

Redevelopment Manager Nicholas explained that the item consisted of a site plan review for the final lot located in the Christian Commons redevelopment area of the former Mike Erdman Cadillac property on State Road 520. The development will provide for a +/- 5,280 square-foot urgent-care facility to be managed by Advent Health. The Board had familiarity with the site from when it was reviewed to be a casual dining establishment. The development team was participating via Teams to answer any questions; however, Manager Nicholas noted that the Development Review Meeting earlier that morning with Brevard County Planning and Development went exceptionally well.

Member Wall made a motion to recommend approval of the site plan; seconded by Member Smith. The motion carried unanimously (7-0).

III. New Business:

A. Approval of 2026 MIRA Board Meeting Calendar

Manager Nicholas explained that, as in previous years, the regular meeting calendar would consist of meetings on the fourth Thursday of each month, except for November and December.

Member Smith made a motion to approve the 2026 Board Meeting Calendar as presented: seconded by Member Black. The motion carried unanimously (7-0).

B. Approval of Member Peter Black to be appointed as the liaison to the Griffis Landing/Ms. Apples Crab Shack Redevelopment Project

Agency staff explained that MIRA has offered its financial and professional assistance to the Brevard County Natural Resources Department (BCNR) to advance the redevelopment of Blue Crab Cove/Griffis Landing and Ms. Apples Crab Shack; BCNR staff were receptive. MIRA Board Member Peter Black offered to serve as the MIRA Board Member liaison for the initiative, working with the Executive Director and staff and bringing his valuable experience across a wide array of areas applicable to the redevelopment project.

Member Wall made a motion to approve Peter Black as MIRA's Board Member Liaison to the Blue Crab Cove/Griffis Landing/Ms. Apples Crab Shack redevelopment project; seconded by Member Mecagni. The motion carried unanimously (7-0).

IV. Ongoing/Old Business

A. Request for approval of the Space Coast Area Transit Estimate of Cost for Seating & Lighting improvements

Director Lallo reminded the Board that they had approved budgeting up to \$50,000 for 11 new SIMME seats for the bus shelters. Space Coast Area Transit received a quote of \$41,000 for seating with solar lighting. There was a question as to whether FDOT is required to approve the lighting. Member Wall suggested getting a quote for just the seating, as the lighting is expensive. Who will be responsible for maintaining the solar lights? Are solar lights necessary for these locations, given that streetlights may already be in place? No action was taken on the item. Director Lallo will discuss these concerns with Space Coast Area Transit and bring this back to the Board.

B. FDOT/MIRA State Route 520 Memorandum of Maintenance Agreement (MOA)

Director Lallo informed the Board that FDOT agreed that MIRA could provide the mowing, weed control, and litter collection on State Route 520 through entering into FDOT's Highway Maintenance Memorandum of Agreement (MOA), Contract AT530, Financial Project No. 457933-1-78-01, and Resolution included in the Board Packet, which would be valid for three years. FDOT would provide \$24,000 to MIRA, toward the cost of maintaining the right of way in accordance with the minimum FDOT Maintenance Manual Rating Standard of a 9" height. MIRA, at its discretion, could implement a lower mowing height specification, absorbing the additional expense required to maintain and protect its investment in the SR 520 Streetscape Medians and Shoulder beds. Board Members requested information regarding whether MIRA would be required under the MOA to maintain a higher mowing standard. Director Lallo will research.

Member Barber made a motion to approve the FDOT Highway Maintenance Resolution and Memorandum of Agreement (MOA), subject to MIRA not being required to maintain standards beyond the FDOT minimum standards as outlined in the FDOT Maintenance Rating Handbook for Urban Arterial Highways; seconded by Member Black. The motion carried unanimously (7-0).

Attorney Caron left the meeting at 3:46 p.m.

V. Projects and Programs Updates and Status Reports

Director Lallo provided a verbal status update on MIRA’s relevant projects and programs, including the Amphitheatre construction project at Brevard Veterans Memorial Center/Veterans Memorial Park, corridor improvements on South Courtenay Parkway, the application status for the Fiscal Year 2026 U.S. EPA Brownfield Community-Wide Assessment Grant, the Commercial Core Redevelopment Concept Plan, Ms. Apples redevelopment project, the pipe extension at the Stormwater Lakes at Fortenberry, Sea Ray Drive Bridge, Merritt Park Place Street Lighting maintenance, and the acquisition of the Merritt Park Place parking lot.

VI. Board Reports and Presentations

- Marcus Herman – Kim McCann, architect and entrepreneur of Bali Bar Wine and Grinds, and member of the newly formed Merritt Park Place Merchants Group, is organizing a Farmers Market every Sunday in Merritt Park Place on McLeod Street.
- Andy Barber – No report.
- Corey Mecagni – No report.
- Cynthia Wall – Community Advocacy for Merritt Island (CAMI) is having its annual Holiday Illumination ceremony on Saturday, December 13.
- Peter Black – No report.
- Jeff Daniels – No report.
- Graham Smith – No report.

VII. Staff Reports

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

The meeting was adjourned at 4:11 p.m. The next regular meeting is scheduled for January 22, 2026, at 2 p.m.