



BOARD OF DIRECTORS MEETING AGENDA

Thursday, December 12, 2024 – 1:00 P. M.

WELCOME TO THE MIRA BOARD OF DIRECTORS MEETING. MIRA VALUES YOUR ATTENDANCE AND REQUESTS THAT SPEAKERS APPEARING UNDER THE PUBLIC COMMENT SECTION OF THE AGENDA LIMIT THEIR COMMENTS AND/OR PRESENTATION TO MATTERS UNDER THE BOARD'S JURISDICTION. IF YOU WISH TO SPEAK TO ANY ITEM ON THE AGENDA, PLEASE WAIT UNTIL THAT ITEM HAS BEEN CALLED. PERSONS ADDRESSING THE BOARD SHALL HAVE FIVE MINUTES TO COMPLETE HIS/HER COMMENTS ON EACH AGENDA ITEM.

Christmas Open House: 12:00 P.M. – 1:00 P.M.

Welcome - Call Business Meeting to Order 1:00 P.M.

Pledge of Allegiance

Public Comment – Announcements

I. Meeting Minutes

- A. Approval of October 31, 2024, Meeting Minutes

II. Projects and Programs Updates and Status Report (Verbal Executive Director Report)

III. Development Presentations

- A. Chick-Fil-A SR 520 Site Plan Modification – Drive-Through Lane Addition
- B. 329 Hibiscus Site Plan Façade Modification
- C. 375 East Merritt Avenue – Request for Rezoning

IV. New Business

- A. 2025 Meeting Calendar

V. Ongoing/Old Business

- A. Redevelopment Plan Draft Update
- B. Commercial Façade Improvement Program (CFIP)

VI. Board Reports and Presentations

Marcus Herman, Chairman
Cynthia Wall, Vice Chairman
Andy Barber, Board Member
Corey Mecagni, Board Member
Nicole Morgan, Board Member
Jack Smink, Board Member
Jack Ratterman, Board Member
Larry Lallo, Executive Director
Lisa Nicholas, Community Redevelopment Manager
Justin Caron, Assistant County Attorney

Next Board Meeting (if meeting calendar is approved as-is) – January 23, 2025 | 2:00 P.M.

Adjourn



MERRITT ISLAND

REDEVELOPMENT AGENCY

REGULAR MEETING | DECEMBER 12, 2024 ITEM III.A

AGENDA REPORT ITEM: Development Presentations

Proposal: SR 520 Chick-Fil-A Site Plan Modification – Addition of Drive-Thru Lane

Requested Action: Approval

Item Summary – Explanation & Background:

Under Section 62-3202, General: (f), of the Brevard County Code, “Site development plans located within the Merritt Island Redevelopment Area (MIRA), as described in the Merritt Island Redevelopment Plan, shall be coordinated with the Merritt Island Redevelopment Agency for a determination of consistency with the Merritt Island Redevelopment Plan.”

On November 8, 2024, the Merritt Island Redevelopment Agency Executive Director and the MIRA Board Liaison for Planning and Zoning reviewed the above-referenced site plan and determined that the incorporation of a second drive-thru lane for Chick-fil-A is consistent with the Merritt Island Redevelopment Plan and its overarching goal, which is to provide for the enhancement of the Merritt Island Central Business District.

When considering the current configuration of the drive-thru, vehicles tend to stack at peak business hours. This additional drive-thru lane will not only aid Chick-Fil-A with its operations, but it will also assist with alleviating traffic congestion that could potentially have a negative impact on eastbound traffic on SR 520.

Fiscal Impact: None

Exhibits Attached: Site plan and survey

Reference: Florida Statutes, Chapter 163, Part III, Sec. 163.345 (Encouragement of private enterprise)



MERRITT ISLAND

REDEVELOPMENT AGENCY

REGULAR MEETING | DECEMBER 12, 2024

ITEM III.B

AGENDA REPORT ITEM: Development Presentations

Project: Minor Site Plan Review - #23SP00041
329 Hibiscus Avenue Warehouse
Merritt Park Place
Tax Parcel ID #2427073

Requested Action: Review of modification to façade elements

Item Summary – Explanation & Background:

The applicant proposed, and the MIRA Board recommended approval of, a site plan for constructing a 2,100 SF office and indoor storage structure for contractor private use with four parking spots. The application and the site plan are included with packet materials. The zoning for this parcel is BU-1.

At their regular meeting on January 25, 2024, the Merritt Island Redevelopment Agency Board of Directors reviewed the above-referenced site plan. The MIRA Board provided the following comments to the Planning and Zoning Staff:

1. The Garage Door must not be a high bay door and must be of a residential nature, in its height and form as the residential door presented in their example.
2. The roof structure must be mansard or an acceptable attractive alternative per code.
3. A full-width attractive awning may suffice. If an attractive mansard roof is not constructed, this, too, should be in the BDP.
4. The property use is not for a business and must remain a personal hobby. Include it in a BDP.
5. A 4-foot brick veneer, as presented on the structure, is acceptable.
6. Landscaping Plan is acceptable and must be maintained.

The Applicant requests a review and recommendation on modifying the façade plan to install clamshell shutters rather than the awning (examples provided in the attachment).

Fiscal Impact: None

Exhibits Attached: Site Plan Application, Site Plan, Aerial View, Permitted Uses

Reference: Community Redevelopment Plan, Economic Development, Goal – establish an identifiable character for the Redevelopment Area; Land Use, Goal – promote diversified interests and harmonious land-use relationships



MERRITT ISLAND

REDEVELOPMENT AGENCY

REGULAR MEETING | DECEMBER 12, 2024

ITEM III.C

AGENDA REPORT ITEM: Development Presentations

Project: Request for Rezoning from RU-1-11 to BU-1-A

Application #24Z00063

375 East Merritt Avenue

Requested Action: Approval

Item Summary – Explanation & Background:

As set forth within the Brevard County Code of Ordinances, when an application is made to the Planning and Zoning Board (LPA) for a rezoning of property situated in the Merritt Island redevelopment area, the application is to be reviewed by the Merritt Island Redevelopment Agency Board of Directors prior to a public hearing before the Planning and Zoning Board.

For the property located at 375 East Merritt Avenue, the applicant has requested a rezoning from RU-1-11 to BU-1-A for the purpose of operating a salon and spa. The application will be presented at the January Planning and Zoning Board meeting and will subsequently go before the Board of County Commissioners on February 6, 2025.

As depicted on the County’s Zoning and Future Land Use (FLU) map, which is attached for reference, the subject property is adjacent to numerous properties that currently have the BU-1-A and BU-1 zoning designations. In this area, there is a varied mix of residential and commercial uses, and even those businesses that do not front Merritt Avenue are easily accessible from that roadway.

If the Board concurs, staff would respectfully request approval to forward comments in support of this rezoning to the Planning and Zoning staff.

Fiscal Impact: None

Exhibits Attached: Zoning & FLU map, aerial view, location map

Reference: Community Redevelopment Plan, Economic Development, Goal – establish an identifiable character for the Redevelopment Area; Land Use, Goal – promote diversified interests and harmonious land-use relationships



MERRITT ISLAND

REDEVELOPMENT AGENCY

REGULAR MEETING | DECEMBER 12, 2024 ITEM IV.A

AGENDA REPORT ITEM: New Business

RE: 2025 Regular Board Meeting Schedule

Requested Action: Approval

Item Summary – Explanation & Background:

Unless otherwise advised by the Agency, the MIRA Board typically convenes on the fourth Thursday of each month at 2 p.m. in the Merritt Island Service Complex conference room. In 2025, the proposed regular meeting dates are as follows:

- January 23
- February 27
- March 27
- April 24
- May 22
- June – no meeting
- July 24
- August 28
- September 25
- October 23
- November – no meeting
- December 11

Because there is no Brevard County Board of County Commission meeting in June, staff is proposing not convening the MIRA Board during that month. In addition, due to the holidays, there is no meeting slated for November, and the December meeting will transpire on the second Thursday of that month.

Fiscal Impact: None

Exhibits Attached: Calendar of meetings

Reference: Florida Statutes, Chapter 189, Sec. 189.015 (Meetings; notice; required reports)



MERRITT ISLAND

REDEVELOPMENT AGENCY

REGULAR MEETING | DECEMBER 12, 2024 ITEM V.A

AGENDA REPORT ITEM: Ongoing/Old Business

Project: Redevelopment Plan Draft Update

Requested Action: None

Item Summary – Explanation & Background:

MIRA staff is in the process of revising and editing the Merritt Island Redevelopment Plan Update, which was previously submitted to the Board for review at a workshop on May 18, 2023. At that workshop, Director Lallo and former Community Redevelopment Manager Stefanie Maduskuie reviewed each project that was included in a project spreadsheet. Based on Board discussion, comments, and input, revisions were incorporated into the draft Plan for each proposed project or program. Highlights from the May 2023 workshop included:

- Modifying the language pertaining to the mall project in order to emphasize incorporating infrastructure elements within the commercial core area
- Removing language regarding competition with area shopping centers
- Including affordable-housing incentives within the Plan while eliminating the 500-unit goal
- Deleting outdated language and incorporating new project accomplishments
- Revising financial background and revenue projections

For this meeting, Board discussion is requested for key actions that include Redevelopment District boundary modifications and revisions to the Plan’s current incentive schedule. Specifically:

- Amending the Redevelopment District boundary to include:
 - Field Manor for the purpose of historic, cultural, and open-space preservation, as well as economic development opportunities that could be derived from tourism
 - The area between North Tropical Trail and SR 3 from Lincoln Avenue/Fisher Lane (approximately) to Lucas Road for affordable housing or a project containing mixed-use elements
- Incorporating LID (low-impact development) incentives into the current incentive component of the Plan
 - This will garner support from the Marine Resources Council, a variety of Brevard County municipalities, and environmental advocacy stakeholders
- Finalizing the Commercial Core sub-area corridor redevelopment plan, once stakeholder meetings and public input hearings have been conducted, and incorporating the approved corridor plan within the draft Redevelopment Plan

Staff’s intent is to return to the Board with a draft Redevelopment Plan in the coming months and request approval to advance the draft to the Brevard County Board of County Commissioners.

Fiscal Impact: None

Exhibits Attached: Maps of proposed boundary modifications; examples of LID incentives

Justification: Florida Statutes, Chapter 163, Part III, Sec. 163.360 (Community Redevelopment Plans)



MERRITT ISLAND

REDEVELOPMENT AGENCY

REGULAR MEETING | DECEMBER 12, 2024 ITEM V.B

AGENDA REPORT ITEM: Ongoing/Old Business

RE: Reinstatement of the Commercial Façade Improvement Program (CFIP)

Requested Action: Approval

Item Summary – Explanation & Background:

In July 2019, at the request of the District 2 Commission office, the MIRA Board voted to suspend and revise the Commercial Façade Improvement Program (CFIP). Later that year, the Board held a workshop to review, revise, and offer recommendations for approval of a modified Commercial Façade Improvement Program. One reason for the requested revamp of the CFIP was to ensure that it was not being utilized for “maintenance” elements, such as new roofs, resealing of parking lots, and other improvements that would need to be executed by the property owner, regardless of whether grant funding was available. In early 2020, MIRA approved a new pilot CFIP, but on December 8, 2022, the Board voted to suspend accepting applications. Staff is requesting that the Board consider reinstating the CFIP.

While renovations are sometimes undertaken by an individual business owner, the desire to revitalize can be accelerated when an agency establishes a façade improvement grant program and provides funding for exterior enhancements. As a result, such programs are frequently included in redevelopment plans, comprehensive plans, downtown revitalization strategies, and historic preservation plans. Even the most simple and straightforward changes, such as a new awning or fresh louvres, that showcases a structure’s original architecture, are indicative of positive change and often catalyze similar improvements in neighboring buildings, thereby creating a “domino” effect. And, instituting such a program demonstrates to private-sector developers that the county or municipality is a reliable partner because it is willing to invest in its businesses or residents, depending on how the program is structured.

Although they may vary in scope and purpose, numerous redevelopment entities manage and administer façade improvement grant programs, and MIRA’s program was instrumental in greatly enhancing the face of numerous businesses, including 60 McLeod, Hurwood Plaza, Hobbs Pharmacy, and many more.

When managed properly, and with established design guidelines, façade improvement programs can be an inexpensive yet successful approach to jumpstart revitalization within a community.

Fiscal Impact: \$150,000.00

Exhibits Attached: Commercial Façade Improvement Program tri-fold brochure

Reference: Florida Statutes, Chapter 163, Part III, Sec. 163.370 (Powers; counties and municipalities; community redevelopment agencies), (2)(c)3., relating to elimination of slum and blight conditions