



**MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS  
Meeting Minutes March 29, 2018 – 2:00 PM**

**MEMBERS PRESENT**

Wendy Ellis, Chairman  
Eddie Lebron, Vice Chairman  
Andy Barber, Board Member  
Marcus Herman, Board Member  
Tom Vani, Board Member

**MEMBERS ABSENT**

Chris Cook, Board Member  
Cindy Thurman, Board Member

**AGENCY STAFF**

Christine Schverak, Assistant County Attorney  
Cheryl Hurren, Interim Special Projects Coordinator

**GUESTS**

Liz Alward, Senior Legislative Aid, District 2 Commission Office  
Erin Sterk, Brevard County Planning & Development Interim Manager  
John Denninghoff, Assistant County Manager  
Jerry Visco, Human Resources Director  
Chuck Nelson, former MIRA Director  
Cole Oliver, Applicant/EKS  
Cindy Ciordia, Merritt Island Resident

**CALL TO ORDER AND ROLL CALL**

Chairman Ellis called the meeting to order and completed a roll call of the Board Members.

**PUBLIC COMMENT/ANNOUNCEMENTS**

There were no public comments/announcements.

**I. COMMERCIAL FAÇADE GRANTS**

**A. Grant Applications**

No Commercial Façade Grant Applications were listed on the agenda, however, Cheryl Hurren, Interim Special Projects Coordinator, requested an extension for approved applicant, CBMC Condominium Association. CBMC was approved for a grant period that commenced December 14, 2016 and ended December 14, 2017. CBMC had submitted their final paperwork to the Agency in January, 2018, however, due to a clerical error, the paperwork was never processed. Ms. Hurren requested the Board provide an extension for the CBMC agreement so she could process the final payment.

**A MOTION WAS MADE BY BOARD MEMBER VANI TO THE GRANT AN EXTENSION TO THE COMMERCIAL FAÇADE GRANT AGREEMENT FOR CBMC CONDOMINIUM ASSOCIATION, INC., FOR A 5 MONTH PERIOD. THE MOTION WAS SECONDED BY BOARD MEMBER HERMAN AND PASSED UNANIMOUSLY.**



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**II. ZONING PRESENTATIONS**

Board Member Lebron stated he has a possible conflict of interest with Item II.A & B as he had had discussions about becoming an investor in the proposed projects in the future. Board Member LeBron notified the Board that he would abstain from voting on Item II.A & B. **Board Member Lebron will submit a completed Conflict of Interest Form to the MIRA office within 14 days of the Board Meeting.**

**A. Panorama Mobile Home Park, Inc., 18PZ00017 Small Scale Amendment, Gary Edinger, President/Cole Oliver, EKS, Inc.**

Cole Oliver represented EKS, Inc, the owner of Panorama Mobile Home Park, located on the east side of S. Tropical Trail, north of Peck Avenue. Mr. Oliver explained that the property was currently zoned R-15 multi-use, which is similar to other zoning in the area. Previously, the property was a trailer park. Presently, it is a homeless camp. Mr. Oliver stated that the concept for development of the property was to erect a self-storage facility. There would be one-access point on S. Courtenay Parkway at the Dollar General, and a low-traffic impact was anticipated. Board Member Barber asked if businesses would be allowed to operate from the storage units. Mr. Oliver replied that businesses would NOT be allowed to operate, and that the project was only for self-storage, including RV storage. Mr. Oliver added that the building will be a single story, possibly 350 mixed sized units, with an on-site manager during regular business hours.

Board Member Herman asked Erin Sterk with Brevard County Planning and Development to explain the implications of changing the zoning from CC to BU-1. Ms. Sterk replied that CC is the land use, and that the zoning change would be from RA210-residential to BU-1-commercial. BU-1-commercial is one of the most intense uses, and includes the possibility of many uses other than self-storage. Ms. Sterk mentioned a BDP (Binding Development Plan) could limit the use. Mr. Oliver said he believed that all the other surrounding properties were zoned BU-1-commercial.

Chairman Ellis asked former MIRA Director Chuck Nelson for his opinion. Mr. Nelson stated that the ship sailed when Dollar General went in front of the property, and that in his opinion, a self- storage facility was not a bad concept for this space, and in fact may be the best use for the property, which is approximately 7 acres.

**B. Panorama Mobile Home Park, Inc., 18PZ00032 Rezoning without CUP**

**A MOTION WAS MADE BY BOARD MEMBER HERMAN CHANGE THE ZONING OF PANORAMA MOBILE HOME PARK, INC., FROM RA210 TO BU-1. THE MOTION WAS SECONDED BY BOARD MEMBER BARBER.**

Board Member Barber asked that the motion be amended to include a Binding Development Plan (BDP) in conjunction with the EKS vision of a self-storage facility. Ms. Sterk stated that if the BDP were added, the Planning & Development Deptment would only evaluate and make approval recommendations for use of the BU-1-commercial zoning for a self-storage facility. Board Member Barber stated that the BDP did not mean it could not be used for another purpose, only that it would have to be reapproved for another purpose. Ms. Sterk concurred.



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**BOARD MEMBER HERMAN AMENDED HIS MOTION TO SUPPORT CHANGING THE ZONING OF PANORAMA MOBILE HOME PARK, INC., FROM RA210 TO BU-1, WITH A BDP ONLY FOR SELF-STORAGE UNITS, BUT NOT NECESSARILY TIED INTO A SPECIFIC SITE PLAN. THE MOTION WAS SECONDED BY BOARD MEMBER BARBER MOTION AND PASSED UNANIMOUSLY, WITH THE EXCEPTION OF BOARD MEMBER LEBRON WHO OBSTAINED, DUE TO A POTENTIAL CONFLICT OF INTEREST.**

**A MOTION WAS MADE BY BOARD MEMBER BARBER TO SUPPORT THE SMALL SCALE AMENDMENT FOR THE PANORAMA MOBILE HOME PARK, INC. THE MOTION WAS SECONDED BY BOARD MEMBER VANI AND PASSED UNANIMOUSLY, WITH THE EXCEPTION OF BOARD MEMBER LEBRON WHO OBSTAINED, DUE TO A POTENTIAL CONFLICT OF INTEREST.**

**III. PUBLIC PRESENTATIONS**

There were no public presentations.

**IV. CONSENT AGENDA**

**A. Approval of August 30, 2017 and February 22, 2018 Regular Meeting Minutes and Workshop Meeting Minutes**

**A MOTION WAS MADE BY BOARD MEMBER HERMAN TO APPROVE THE CONSENT AGENDA. THE MOTION WAS SECONDED BY BOARD MEMBER VANI AND PASSED UNANIMOUSLY.**

**V. OLD BUSINESS**

**A. Update on Staff Positions**

Assistant County Manager John Denninghoff told the Board that the Special Projects Coordinator IV position still had not been filled. An additional interview process was required and would be facilitated within a week. A discussion was held regarding the salary of the new Special Projects Coordinator position. It was noted that since the salary had been increased for the Special Projects Coordinator IV position, it would be decreased for the Executive Director position so that the budget would stay revenue neutral. The duties of the Executive Director would now be split between the two positions, with the Special Projects Coordinator focusing exclusively on development projects and Commercial Façade Grants, and the Executive Director focusing on the administrative management, financial, and community outreach aspects of MIRA.

Chairman Ellis also reminded the Board that since the Executive Director position is now a County Position, approximately 20-25% of that person's time will be spent in meetings required for County department directors, furthering the need to have one person solely focused on facilitating the development of MIRA's projects.

The Board discussed that it would be preferable to hire the Executive Director first, and then have the Director hire the Special Projects Coordinator. Unfortunately, hiring the Executive Director would require additional time to advertise and hire, and on-going projects would suffer in the meantime. Therefore, the Board agreed they needed to



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proceed with hiring a Special Projects Coordinator as quickly as possible. Chairmen Ellis noted that all County employees are on probation for a period of time, which would allow the new Director time to interface with the Special Projects Coordinator for a period of time prior to his or her employment becoming permanent.

Chairman Ellis stated that there was also a need for a part-time secretary to take minutes and enter payables into the County system. Since MIRA has been paying a temporary agency in the past to facilitate these duties, the temp agencies mark-up in payroll would be negated if MIRA could hire this position directly. The Chairman asked Mr. Denninghoff if he could facilitate a meeting between the two of them and County Manager Abatte to discuss the staffing of MIRA. Mr. Denninghoff agreed to do so. Mr. Denninghoff stated that he also anticipated Chairman Ellis would be part of the interview process for the Special Projects Coordinator, along with Mr. Visio. Chairman Ellis requested that the Board take formal action on both requests.

**A MOTION WAS MADE BY BOARD MEMBER BARBER TO APPOINT CHAIRMAN ELLIS TO REPRESENT THE MIRA BOARD DURING THE INTERVIEW PROCESS, AND DURING THE HIRING OF THE SPECIAL PROJECTS COORDINATOR IV, AS WELL AS MEETING WITH COUNTY MANAGER ABATTE REGARDING MIRA STAFFING. THE MOTION WAS SECONDED BY BOARD MEMBER VANI AND PASSED UNANIMOUSLY.**

Mr. Denninghoff offered to update the Board Members on the Cone Road Project. He explained that when the project was re-bid, only one bid was received, which was not what he had hoped for. The bid was extremely high and came in at about \$2.3 million, or \$600,000 higher than anticipated. A decision will to be made as to how the County will respond. Mr. Denninghoff is still analyzing the costs and evaluating the grants associated with the project. If the cost goes up, MIRA may have to budget additional funds. Mr. Denninghoff projected that it would be the fall of 2018 before the project begins.

Board Member Barber asked about the S. Tropical Trail sidewalk project. Mr. Denninghoff stated that the County is dealing with property easements. The decision was made to build sidewalks where the County already has the right-of-way and in areas where the property owners have already provided the County with an easement. The project will be completed soon; there will be gaps in the sidewalk where homeowners declined the opportunity to provide an easement to the County.

### **VI. NEW BUSINESS - NONE**

### **VII. REVIEW OF ACTION ITEMS AND BOARD REPORTS**

#### **A. Christine Schverak, Assistant County Attorney**

Attorney Schverak addressed her action items.

1. Attorney Schverak was asked to determine: Could the policies and procedures could be changed so a sitting MIRA Board Member could qualify for a Commercial Façade Grant one time during their 4-year term. The answer was yes however, the Board Member would have to disclose a conflict and abstain from voting. Chairman Ellis reminded the Board that she had asked this question because even though she understood why the procedure was implemented years ago, it was currently outdated



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and specifically unfair to Board Member Herman, who had spent thousands of volunteer hours chairing the beautification Committee for the last 14 years, as well as serving on the MIRA Board. In the Chairman's opinion, Board Member Herman should be able to apply for a matching grant 1 time during a 4-year term, if he chose to update the commercial façade of his property.

2. Attorney Schverak said she was asked to look at and make recommendations to the existing procedures and agreements for the Commercial Façade Grant Program. Attorney Schverak's recommendations were found in the Item VII tab and are attached to these minutes.

3. Attorney Schverak was also asked if it was possible to create an overlay with exceptions for signs. She will need to sit down with County staff and discuss the

4. Attorney Schverak researched whether or not a Residential Façade Grant Program would be and eligible expense for MIRA. Based on State Statutes, Attorney Schverak reported that yes it was possible to create such a program, under the definition of removing slum and blight.

The Board reviewed Attorney Schverak's recommendations to the Commercial Façade Grant application and noted changes to be made. **Board Member Lebron offered to make the changes to the Commercial Façade Grant Program documents, as per the recommendations made by the Attorney, and agreed upon by the board.**

At the request of Chairman Ellis, **After the Commercial Façade Grant Program documents are revised, Board Member Herman will review them with the Beautification Committee and bring them back to the MIRA Board for final approval, along with any additional recommendations of the Beautification Committee.**

### **B. Andy Barber, Board Member**

Board Member Barber doesn't want MIRA to lose sight of the possibility to facilitate pepper tree busting on S.R. 520 from Merritt Square Mall to Erdman's. Chairman Ellis reminded the Board that at the last meeting, former Executive Director Nelson pointed out that the project was not part of the FY 2017/18 budget. **Chairman Ellis will review the budget with Ms. Hurren and determine where MIRA stands financially, and if there is enough money allocated in landscaping to facilitate pepper busting.**

Board Member Barber stated he wants to pursue language for painting and landscaping for the residential wall areas at 100%. **Attorney Schverak will explore the concept of a Residential Façade Program that will be funded at 100% with no match required.**

Board Member Barber stated that Veteran's Park is drifting and needs to be a high priority of the new Special Project Coordinator. Ms. Alward stated that the River Rat's wanted to do a Medal of Honor Park and requested a grant of \$1.2-1.3 million from the state which was not approved. The River Rat's only have \$6,000 in their fund. She has been working with the veterans to find a space for a Medal of Honor Park where the other monuments are located that will be agreeable to all parties. Once this is facilitated, the Veterans Park committee can continue.

Ms. Alward also discussed the concept of the Residential Façade Program, stating that she believed Board Member Barber was talking about the 4-5 subdivisions on



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Courtenay and not the overall MIRA area. Ms. Alward thinks most of the subdivision entrances in question are sitting in the State's right-of-way, and that it may just be a matter of asking FDOT for permission to paint. She noted that the County has free paint and possibly the Beautification Committee could take on the project.

**C. Chris Cook, Board Member - Absent**

**D. Marcus Herman, Board Member - Exited the meeting at 3:55 p.m.**

**E. Cindy Thurman, Board Member - Absent**

**F. Tom Vani, Board Member – No report**

**G. Eddie Lebron, Vice-Chairman**

Board Member Lebron asked to what extent he would be allowed to get involved in assisting with the on the Griffis Landing roof project. Chairman Ellis replied that she would appreciate his volunteer efforts, he was welcome to assist, and that she would love to see something get done. Board Member Vani reiterated his availability for assisting with the fuel pump project at Griffis Landing.

**H. Wendy Ellis, Chairman**

Chairman Ellis presented a Beautification Committee Application from Julie Adamson that had been recommended to the MIRA Board by Board Member Herman.

**A MOTION WAS MADE BY BOARD MEMBER BARBER TO APPROVE MS. ADAMSON'S APPLICATION AND SEAT MS. ADAMSON ON THE BEAUTIFICATION COMMITTEE. THE MOTION WAS SECONDED BY BOARD MEMBER VANI AND PASSED UNANIMOUSLY BY ALL MEMBERS PRESENT.**

**A MOTION WAS MADE BY BOARD MEMBER VANI TO ADJOURN THE MEETING AT 4:23 PM. THE MOTION WAS SECONDED BY BOARD MEMBER LEBRON AND PASSED UNANIMOUSLY.**