



MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes June 28, 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
Chris Cook, Board Member

MEMBERS ABSENT

AGENCY STAFF

Matthew Soss, Assistant County Attorney
Cindy Thurman, Land Development Manager
Cheryl Hurren, Interim Special Projects Coordinator

GUESTS

Steve Monroe, Monroe Engineering, Inc.
Dean Schaff, Veteran's Memorial Committee
Sharon Harsell, MHE, LLC
Bill Rhodes, Merritt Towers Resident
Peter Martin, Brevard Co. Planning & Development
Erin Sterk, Brevard Co. Planning & Development Manager
Don Weaver, Veteran's Memorial Committee/BVC
Cal Conner, President U-Haul
Susan Hall, Susan Hall Landscape Architecture
Patty Stratton, Visitor

CALL TO ORDER AND ROLL CALL

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

PUBLIC COMMENT/ANNOUNCEMENTS

There were no public comments/announcements.

I. Consent Agenda

Board Member Vani made a motion to approve the Meeting Minutes from May 31, 2018. The motion was seconded by Board Member Barber and passed unanimously.

II. Commercial Façade Grants: None

III. Development Presentations:

A. Housing Authority of Brevard County (18PZ00051) Consideration of Zoning Change from PUD to RU-2-15, Steve Monroe, Monroe Environmental, Inc.: In opening this item, Ms. Thurman explained the Zoning and Conditional Use (CUP) process and how the CUP stays



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with the property for life. Steve Monroe was present for the Housing Authority and informed the Board that the Citrus Boulevard structure has been demolished and the property has an expired PUD, which requires a rezoning. The rezoning would allow for the development of 178 affordable multi-family units anticipated in a couple of years. Ms. Thurman added the County has owned the property for years and it has no usable zoning. There were no public comments.

Board Member Barber made a motion to approve the rezoning from a PUD to RU-2-15 and with a compatible development. The motion was seconded by Board Member Herman and passed unanimously.

B. MHE, LLC (18PZ00057) Mike Erdman/Sharon Hansell present for Mike Erdman:

Ms. Thurman explained to the Board that the parcels involved in this request are a sliver of property zoned RU-1-7 that the applicant wants to bring into compliance with the front section of property which is under BU-2. Ms. Hansell told the Board that the property under RU-1-7 had been used as a mobile home park, which is now closed. All of the mobile homes have been moved. Ms. Thurman said this property is important to Veteran's Park and asked Ms. Hansell if MIRA could get a commitment from MHE for a stormwater easement utility. Ms. Hansell said the initial Erdman conversation involved the stormwater easement and she could commit MHE, LLC/Mike Erdman to the stormwater easement. There was no public comment.

Board Member Vani made a motion to approve the rezoning from a RU-1-7 to BU-2 with the condition MEH,LLC/Mike Erdman will commit to providing a stormwater easement to the Veteran's Park Stormwater Pond. The motion was seconded by Board Member Herman and passed unanimously.

C. Merritt Square CH, LLC 7 Merritt Square Nassim, LLC (U-Haul)(18PZ00061) Phillip Nohrr/Cal Connor representing U-Haul: Mr. Nohrr's explained to the Board that his client, U-Haul, wants to turn around a vacant building that has sat empty for 13 years and utilizing the property will be a plus. Mr. Nohrr introduced Cal Connor, President of U-Haul. Mr. Connor told the Board he had met with Ms. Thurman and that she shared the MIRA and Veteran's vision for the area. What U-Haul typically does will not be compatible. Mr. Connor said he worked on ways U-Haul could be more complimentary to the plans. Mr. Connor showed the Board renderings he had prepared of his proposed improvements. To improve the visual sight of the rooftop, Mr. Connor proposed a metal screen that would hide the rooftop; the metal screen would reflect soldier silhouettes in positions of saluting; standing at attention, etc. As the sun is setting and comes across the metal it will give a different shadow effect viewed from Veteran's Park. The inspiration came from an area in Phoenix, Arizona for Veterans.

Mr. Connor stated that the business is primarily self-storage with 729 units with a loading and unloading area within the property that can accommodate a 26' box, not including the truck. There will be no showroom; no staff, except



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for part-time housekeeping and there will be customer visitation to their units with constant 24 hour camera surveillance. Mr. Connor added this site will be utilized by cargo vans and pick-up trucks. Occasionally, a customer could drop off a moving truck, but it would not be left on site. Another facility would pick it up and move it as soon as possible. Mr. Connor assured the Board that the vans purchased for this site would have a veteran oriented wrap.

Mr. Connor suggested he would like to meet with the Veteran's Engineer for planning the U-Haul landscape in order to be consistent with the Veteran's plan. Discussion took place regarding the Fortenberry Road 3-way stop and crosswalk area; sidewalk along Sykes Creek Road; removing the loading docks, and parking for Veteran's events. Mr. Connor's only concern about the event parking was that he didn't want the liability. Ms. Thurman thanked Mr. Connor for his willingness to work with MIRA and the Veteran's and make the property more compatible with their vision for the area. Mr. Connor committed to the following items:

- 1) The site is to accommodate only cargo vans and pick-up trucks. Box trucks and/or other equipment will not be kept on site. Upon being dropped off by leasee, the box truck and/or other equipment would be removed promptly to another site;
- 2) Outdoor parking would be limited to 40 U-Haul cargo vans and pick-up trucks. No repairs will be done on site;
- 3) Cargo Vans assigned to the site will feature the military imaging as shown to the Board during the meeting on June 28, 2018; non-conforming vans or pick-up trucks will be moved within 72 hours.
- 4) Enhance landscaping with more mature landscaping (i.e. higher dba) will be used at the U-Haul site to be compatible with the Veteran's Park area;
- 5) The applicant agrees to close off the southeast entrance at the intersection of Fortenberry and Sykes Creek and provide sidewalk on Fortenberry Road behind the property for the length of the property;
- 6) The applicant will consider sidewalk for the Sykes Creek side of the property;
- 7) The U-Haul parking will be available for use by the Veteran's Park functions with every available spot being reserved for the Veteran's;
- 8) Mr. Connor is willing to participate in upgrades to the intersection to include landscaping, sidewalks and crosswalks;
- 9) Mr. Connor is willing to commit to the presented renderings with minor deviations;
- 10) Mr. Connor will address the orange doors with U-Haul. The Board requested that he consider another paint color, possibly with the military shadow.



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11) Mr. Connor would commit to the removal of the existing loading docks.

Ms. Thurman stated she needed to visit with Traffic Operations for the Fortenberry Road intersection fix including but not limited to the crosswalk. Don Weaver, Chairman of the Veteran's Committee, thanked Mr. Connor for partnering and presenting a good looking plan. Mr. Weaver said he would be attending the County Commission meeting in July. There were no other public comments and the public comments request was closed.

At this time, the MIRA Board asked their questions and offered comments. Board Member Lebron stated he had a conflict of interest and would complete a Conflict of Interest form.

Board Member Vani made a motion to approve the CUP in the BU-1 classification with the 11 conditions listed above. The motion was seconded by Board Member Barber for discussion. The Board voted 4 to approve (Vani; Barber; Herman and Ellis); 1 No (Cook); 1 abstained (Lebron). Motion passed 4-1-1.

D. McDonald's Merritt Island MRP (18AD000011) Minor Site Plan with Waiver: Ms. Thurman stated this request is for the addition of a 2-lane drive-thru installation. The Board discussed their concerns regarding applicant's space availability for an additional window lane and parking on the north side of the building; stacking and safety issues exiting on to S.R. 3 (N. Courtenay Parkway) going right and especially going left and crossing 2 lanes of traffic.

Board Member Herman made a motion to table the item in order to request a traffic study from Traffic Operations to address the concerns listed above. The motion was seconded by Board Member Vani and the motion was passed unanimously.

Discussion is to be had with Planning and Zoning.

IV. Old Business:

A. Pepper Busting - Universal Contracting & Construction, Inc. - upon reviewing the "contract" for services, the Board was concerned about having an agreement with a 30-day out clause. A number of maintenance related questions came up, such as the proposed agreement didn't include mangrove elevations.

Board Member Lebron made a motion to approve the agreement contingent upon hedging being made part of the maintenance agreement. The motion was seconded by Board Member Cook and the motion was passed unanimously. Susan Hall asked who's removing the trash; how much is the permit? Attorney Soss asked if the Attorney's Office had viewed the agreement with the answer being no. **Attorney Soss offered to write a maintenance agreement for the Pepper Busting satisfactory for the County Attorney's Office and for MIRA to utilize.**

Board Member Barber made a motion to rescind the previous motion. The motion was seconded by Board Member Vani and the motion was passed unanimously.



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Board Member Vani made a motion to approve the agreement contingent on the Attorney's Office writing an agreement with a more detailed scope of work. The motion was approved by Board Member Barber and the motion was passed unanimously.

B. Landscaping Quarterly Report - Susan Hall; SHLA - Susan Hall reviewed SHLA's Quarterly Landscaping Report with the Board. Ms. Hall said Jason Kelly has the name of a company that can do the removal of the paver paint spills; and he has removed the damaged foxtails on S.R. 3. Carraba's on Palmetto has removed their dead plants, filled in the holes, and laid down sod. In Merritt Park Place, the irrigation pump has been repaired. Ms. Hall added on S.R. 520 the last royal on right going west has lost its head but overall she is pleased with the landscaping. At Kiwanis Park, there are 2 Silver Buttonwoods needing to be replaced and going west there are 2 Cabbage Palms Mr. Kelly needs to remove.

Board Member Vani made a motion approving SHLA to go out for bids regarding the needed improvements found in the presented report; requesting optional items to be listed separately. The motion was seconded by Board Member Herman and the motion was passed unanimously. The Board's intent is to plant before the end of this budget year, which is September 30, 2018.

C. Staffing - discussed after Item V

V. New Business: Safety and Wayfinding Signage Master Plan - Chairman Ellis stated she wants DRMP to do a comprehensive signage plan for Merritt Island. The Board discussed previous plans for entrance signs and the amount of money the Board had spent with nothing to show for it. **Ms. Thurman asked the Board to allow her to look from a different angle at MIRA signage via the code and obtain a proposal from DRMP for a signage comprehensive plan.**

IV.C Staffing - Chairman Ellis stated that 29 applications were received for the Administrative Secretary position. If a valid selection is found, the plan is to interview after July 9th. Chairman Ellis stated that John Denninghoff decided to advertise the Executive Director's position this past Monday, and has a shortlist committee scheduled for July 20th. The Board discussed another date to hold the Selection Committee-Board meeting. It will be after the Board Members can check their schedules. Staff will send the shortlist to the Board via email. The Board considered 2 optional dates to meet; July 24th and August 13th. July 24th had the most members available for considering the issues. Staff will email a confirmation to the Board Members regarding the re-scheduling of the meeting.

VI. Board Reports and Presentations:

Christine Schverak, Assistant County Attorney – Absent

Cindy Thurman, Land Development Manager - Ms. Thurman told the Board she had touched on all of the items listed in the Action Items. She attended the Veteran's Meeting along with George Clark from Facilities and Terry Lane from the Parks and Recreation Dept.



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As the funding was in place, Mr. Clark and Mr. Lane were told to proceed with the Veteran's Park Project.

Eddie Lebron, Vice Chairman – Vice Chairman Lebron told the Board he and Matt Culver met with Mr. Norwood at the Crab Shack and discussed the improvements and all were excited about moving ahead. Because the building belongs to the County, the County is responsible for the improvements to the exterior and Mr. Norwood is responsible for the internal improvements. The outside improvements include a new roof and windows; Mr. Norwood agreed to do \$12,000 worth of interior improvements in partnership with the County's \$12,000 investment in the windows and doors.

Andy Barber, Board Member – Board Member Barber told the Board that the Summer Breeze Subdivision has colors for the painting of their wall. **It was suggested that an Eagle Scout/s or Boy Scouts may be interested in earning Community Service Points by painting the wall; Board Member Cook stated or may be the Board Members could.**

Chris Cook, Board Member – Board Member Cook stated that there is a movement in North Merritt Island to Incorporate.

Tom Vani, Board Member - No report.

Marcus Herman, Board Member - mentioned **Board Members are still needed.**

Wendy Ellis, Chairman – No report

Adjourned at 5:52 p.m.

A motion was made by Board Member Herman to adjourn the meeting. The motion was seconded by Board Member Vani and passed unanimously.

The next regularly scheduled meeting of the MIRA Board of Directors is to be determined.