

City of Palm Bay, Florida
BAYFRONT COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting 2020-06

Held on Thursday, the 3rd day of December 2020, at City Hall Council Chambers, 120 Malabar Road SE, Palm Bay, Florida.

This meeting was properly noticed pursuant to law; the minutes are on file in the Bayfront Community Redevelopment Agency Office, City Hall Annex, Palm Bay, Florida.

The meeting was called to order by Chairperson Capote at approximately 6:00 p.m.

ROLL CALL:

CHAIRPERSON:	Rob Medina	Present
VICE-CHAIRPERSON:	Kenneth Johnson	Present
COMMISSIONER:	Donny Felix	Present
COMMISSIONER:	Jeff Bailey	Present
COMMISSIONER:	Randy Foster	Present
COMMISSIONER:	Peter Filiberto	Present
COMMISSIONER:	Aaron Parr	Present
BAYFRONT CRA ATTORNEY:	Patricia Smith	Present

STAFF MEMBERS:

Joan Junkala-Brown, Bayfront CRA Administrator; Danielle Crotts, Agency Secretary; Suzanne Sherman, Acting City Manager; Patricia Smith, City Attorney.

CONSENT AGENDA:

There were no items to consider under Consent Agenda.

ADOPTION OF MINUTES:

- 1. Bayfront CRA Special Meetings 2020-04 (July 16, 2020) and 2020-05 (August 20, 2020)**

Motion by Commissioner Bailey, seconded by Commissioner Parr, to approve the minutes as presented. Motion carried unanimously.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

There were no Public Comments.

PRESENTATIONS:

There were no Presentations.

OLD BUSINESS:

There was no Old Business.

NEW BUSINESS:

1. Contract between MSL Certified Public Accountants and Bayfront CRA for annual independent audit services

Mrs. Junkala-Brown discussed the independent annual financial audit of the Bayfront CRA, as required by Section 163.387, Florida Statutes. The cost of the audit was \$4,370.00.

Motion by Commissioner Bailey, seconded by Commissioner Parr, to approve staff's recommendation to enter into a contract with MSL Certified Public Accountants for annual independent audit services. Motion carried unanimously.

Mrs. Junkala-Brown addressed some of the Board's questions regarding the cost of the audit and how it will affect the Fiscal Year 2021 budget.

2. Letter of Intent – Pelican Harbor Marina parcels (TABLED to a future meeting)

Staff requested that this item be tabled to a future meeting.

3. 2021 Proposed Meeting Schedule of the Bayfront CRA Board

Mrs. Junkala-Brown reviewed the proposed meeting schedule.

Motion by Commissioner Filiberto, seconded by Mr. Bailey, to approve the 2021 proposed meeting schedule of the Bayfront CRA. Motion carried unanimously.

4. Textual Amendment to City of Palm Bay Code of Ordinance's Chapter 185.058 referencing Bayfront Mixed Use District (BMU) zoning

Mrs. Junkala-Brown explained the proposed amendment.

There was Board discussion on the following: proposed height requirements and restrictions, parking requirements, zoning variances, and limiting development on the east side of U.S. Highway No. 1 for future development within BMU and Bayfront Mixed Use Village District (BMUV) zoning.

Mr. Filiberto asked about the underground parking and maximum height requirements. He asked if the Board would consider limiting the amount of development on the east side of the US-Highway corridor.

Mr. Bailey asked Mrs. Junkala-Brown to obtain clarification from the Growth Management Department and City Attorney's Office on the conditions and stipulations tied to increased height limits.

Motion by Commissioner Bailey, seconded by Commissioner Filiberto, to authorize staff to amend language in Section 185.058, of the Palm Bay Code of Ordinance, referencing Bayfront Mixed Use District (BMU) zoning and bring back to the CRA Board, Planning and Zoning, and City Council for final consideration. Motion carried unanimously.

COMMISSIONER REPORTS:

Commissioner Filiberto wanted to confirm there were no public comments submitted via email or phone. Mrs. Junkala-Brown responded in the negative.

OTHER AGENCY BUSINESS:

1. INFORMATIONAL: Northshore Development, LLC's tax rebate

Mrs. Junkala-Brown provided an update on Northshore Development, LLC's tax rebate.

There was Board discussion on whether to continue the Bayfront CRA past its sunset date of 2024. Ms. Smith spoke about the effect that an extension would have on the Northshore Development's rebate and other CRA commercial development incentives.

City of Palm Bay, Florida
Bayfront Community Development Agency
Regular Meeting 2020-06
Minutes – December 3, 2020
Page 4 of 4

Vice-Chair Johnson asked Ms. Smith to follow up with the Board via email regarding the conditions of extending the CRA's term. The Board concurred to continue discussions at the following Board meeting.

ADJOURNMENT:

The meeting was adjourned at approximately 6:47 PM.

Robert Medina, CHAIRPERSON

ATTEST:

Danielle Crotts, AGENCY SECRETARY