

City of Palm Bay, Florida
BAYFRONT COMMUNITY REDEVELOPMENT AGENCY
Special Meeting 2021-04

Held on Wednesday, the 31st day of March 2021 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 Chairman Medina 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

Vice-Chairperson Johnson attended this meeting via teleconference.

STAFF MEMBERS:

Joan Junkala-Brown, Bayfront CRA Administrator; Danielle Crotts, Agency Secretary; Suzanne Sherman, City Manager; Laurence Bradley, Growth Management Director; Patrick Murphy, Assistant Growth Management Director; Juliet Misconi, Chief Procurement Officer

PUBLIC COMMENTS (NON-AGENDA ITEMS):

Maryann Civil, resident, expressed concern with the frequency of Special Meetings. She felt it difficult for the public to attend and get the agenda in a timely manner with such short notice. She spoke about the importance of including key stakeholders and Bayfront residents when discussing future development as they would be directly impacted.

Mike McGarry, resident, provided comments on the proposed textual amendments to Section 185.058 (Bayfront Mixed Use District). He spoke about the heart of the village needing less intensity (building height) than the north and south ends of the district, based on information gathered by previously held meetings and workshops, and guidance from previous consultants hired by the City.

OLD BUSINESS:

1. Textual amendment to Section 185.058 (Bayfront Mixed Use District)

A map of the Bayfront Village District area was displayed.

Ray Walton, resident, spoke about a letter he wrote to the Board regarding the textual amendment changes and why he was not in favor of the Board's consideration to move forward with the proposed changes, which would allow for rezoning parcels from Bayfront Mixed Use Village (BMUV) to Bayfront Mixed Use (BMU).

Maryann Civil, resident, asked for the Board's consideration in finding a compromise with the residents of the Bayfront on some of the proposed changes, as she felt it was not what residents in the abutting neighborhoods wanted and did not conform with the Bayfront Village concept that was designed through citizen input 17 years ago.

Mike McGarry, resident, asked that his comments under Public Comments be applied to this item. He also asked if the graffiti, sign damage, and abandoned vehicles at a vacant privately-owned building located at 3370 Dixie Highway NE had been addressed by staff as he had requested at a previously held meeting. Board members and staff addressed his concerns.

Motion by Commissioner Bailey, seconded by Commissioner Parr, to approve the textual amendment to Section 185.058 (Bayfront Mixed Use District) and seek approval from the Planning and Zoning Board and City Council at a future meeting.

There was additional Board discussion on the item.

Board members asked for clarification on the following sections: Section E, Prohibited Uses and Structures; Section F, Lot and Structure Requirements. Staff addressed their questions.

Commissioner Foster explained why he was not in favor of the proposed changes.

Chairperson Medina said he wanted a device installed on the dais to help identify when Board members wish to speak on an item. This would help alleviate him inadvertently skipping someone.

Motion carried as follows:

Chairperson Medina: Yea

Vice-Chairperson Johnson: Yea

Commissioner Felix: Yea

Commissioner Bailey: Yea

Commissioner Foster: Nay

Commissioner Filiberto: Yea

Commissioner Parr: Yea

2. Commercial brokerage services for CRA-owned property

Staff received a resignation letter dated March 8th, 2021 from the City-contracted commercial brokerage firm, RMA, LLC., with the intent to not renew their contract following the contract expiration date of April 20th, 2021. Mrs. Junkala-Brown spoke about the termination terms under section 17 of the Master Listing Agreement (MLA).

The Board discussed options to secure a commercial broker following expiration. Options included an extension of the current broker's contract, re-soliciting the proposal, or selecting the second-best broker from the previous Request for Proposals.

Ms. Smith provided a legal opinion on how the Board should proceed with the selection of a new commercial broker for the sale of City and CRA-owned commercial properties. Ms. Smith stated she would meet with the City's Chief Procurement Officer to identify options.

Motion by Commissioner Bailey, seconded by Commissioner Parr, for staff to move forward with the Request for Proposal (RFP) process to select a new commercial broker; however, if there were any additional considerations by staff on how to proceed by

shortening the timeframe that the City was without a commercial broker, it should be brought forth to the April 15th Regular Council Meeting for City Council consideration.

Motion carried as follows:

Chairperson Medina: Yea

Vice-Chairperson Johnson: Yea

Commissioner Felix: Yea

Commissioner Bailey: Yea

Commissioner Foster: Nay

Commissioner Filiberto: Yea

Commissioner Parr: Yea

COMMISSIONER REPORTS:

Commissioner Filiberto stated maintaining public access to the waterway was something the Board had kept in mind during discussions on development in the area.

Commissioner Parr mentioned a fundraiser being done by Jersey Mike's Subs to raise funds for The Children's Hunger Project of Brevard County.

Commissioner Felix said he had recently driven through the Bayfront area and commented on the beauty of it.

Commissioner Foster thanked the public for attending and providing public comments. He said he was in favor of keeping BMUV zoning in the Bayfront and did not want to see an increase in building height requirements.

OTHER AGENCY BUSINESS:

1. Letter of Intent from Mainstreet Capital Partners

Mrs. Junkala-Brown discussed a Letter of Intent (LOI) that was received from Mainstreet Capital Partners for the purchase of three (3) City and CRA owned parcels that made up

Pelican Harbor Marina. She stated the LOI was declined during staff's initial review due to having no developer lined up or a proposed development concept. She addressed some of the Board's questions. The Board was in consensus on following staff's recommendation to hold off on moving forward with the LOI.

Maryann Civil, resident, commented on the importance of maintaining public access when considering LOI's.

ADJOURNMENT:

The meeting was adjourned at approximately 7:38 PM.

Robert Medina, CHAIRPERSON

ATTEST:

Danielle Crotts, AGENCY SECRETARY