

City of Palm Bay, Florida
BAYFRONT COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting 2023-03

Held on Wednesday, the 19th day of July 2023 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 5:30 p.m.

ROLL CALL:

CHAIRPERSON:	Rob Medina	Present
VICE-CHAIRPERSON:	Donny Felix	Present
COMMISSIONER:	Kenny Johnson	Present
COMMISSIONER:	Randy Foster	Absent
COMMISSIONER:	Philip Weinberg	Present
COMMISSIONER:	Vicki Northrup	Present
BAYFRONT CRA ATTORNEY:	Rodney Edwards	Present

Commissioner Johnson attended the meeting via teleconference until physically joining later in the meeting.

STAFF MEMBERS:

Suzanne Sherman, City Manager; Nancy Bunt, Bayfront CRA Administrator; and Danielle Crofts, Agency Secretary.

PUBLIC COMMENTS (NON-AGENDA ITEMS):

1. Susan Connolly, 3901 Dixie Highway NE, spoke about a proposed project at 2930 Kirkland Road NE, (Cases CP23-00004 and CPZ23-00003) and the affect it would have on the surrounding area. She believed it went against the vision of the Bayfront. She asked for more support from the Agency and City leadership in promoting low impact development.

ADOPTION OF MINUTES:

1. Bayfront CRA Regular Meeting 2022-07; September 8, 2022

Motion by Vice Chairman Felix, seconded by Commissioner Northrup, to approve the minutes as presented. Motion carried unanimously.

2. Bayfront CRA Regular Meeting 2022-08; December 5, 2022

Motion by Commissioner Weinberg, seconded by Vice Chairman Felix, to approve minutes as presented. Motion carried unanimously.

3. Bayfront CRA Special Meeting 2023-01; February 2, 2023

Motion by Vice Chairman Felix, seconded by Commissioner Weinberg, to approve the minutes as presented. Motion carried unanimously.

4. Bayfront CRA Regular Meeting 2023-02; March 2, 2023

Motion by Vice Chairman Felix, seconded by Commissioner Weinberg, to approve the minutes as presented. Motion carried unanimously.

Commissioner Weinberg requested an update on the development of the recently sold Pelican Harbor Marina property located at 4220 Dixie Highway NE.

Chairman Medina also asked that staff provide an update on whether grant funding would be pursued through the Florida Department of Transportation's (FDOT) National Scenic Byway Beautification Grant.

5. Bayfront CRA Budget Workshop; May 9, 2023

Motion by Vice Chairman Felix, seconded by Commissioner Weinberg, to approve the minutes as presented. Motion carried unanimously.

NEW BUSINESS:

1. Consideration of the Bayfront Community Redevelopment Agency Annual Financial Audit Report for Fiscal Year 2021-2022.

Mrs. Bunt gave a brief overview of the report.

Motion by Commissioner Weinberg, seconded by Vice Chairman Felix, to approve the report as presented. Motion carried unanimously.

2. Consideration of purchase offers for properties located at 1608 Orange Blossom Trail (Parcel ID: 28-37-24-25-6-16 and Tax ID: 2832603) and Address unassigned Orange Blossom Trail (Parcel ID: 28-37-24-25-6-13 and Tax ID: 2866312).

Commissioner Johnson joined the meeting at 6:02 PM.

Benjamin Lucas, potential buyer, spoke about his purchase offer and his experience in development. He provided the Agency with a brief overview of the proposed project if he were to purchase these properties. He addressed some of the Agency's questions regarding the project.

Mike Timmons, potential buyer, spoke about his purchase offer and how it aligned with his current development plans in the Bayfront area. He gave a brief overview of his proposed use of the properties and addressed some of the Agency's questions regarding the project and timelines.

The Agency had general discussion on the purchase offers that were presented.

Motion by Commissioner Weinberg, seconded by Vice Chairman Felix, to approve the purchase offers made by Benjamin Lucas for properties located at 1608 Orange Blossom Trail (Parcel ID: 28-37-24-25-6-16 and Tax ID: 2832603) and Orange Blossom Trail (no address assigned) (Parcel ID: 28-37-24-25-6-13 and Tax ID: 2866312).

Motion carried with voting as follows:

Chairman Medina: Nay

Vice Chairman Felix: Yea

Commissioner Johnson: Nay

Commissioner Weinberg: Yea

Commissioner Northrup: Yea

Commissioner Northrup asked if the Bayfront CRA would be extended past its sunset date of May 2024. Mrs. Bunt stated that due to an Interlocal Agreement between the City and Brevard County, there were no plans to extend the CRA past the scheduled sunset date.

Mrs. Bunt gave a brief update on Adelon Capital's development plans in the Bayfront area. She also addressed Commissioner Weinberg's request made earlier in the meeting regarding an update on the City's intent to pursue grant funding through the Florida Department of Transportation's (FDOT) Scenic Byway Beautification Grant. She stated it was being handled through the City Manager's Office former Grants Manager position. As an alternative to applying for the grant and to expedite the process, the City Manager's

Office had the Public Works Department assist in the removal of some of the invasive plant species that were obstructing the view along the waterfront.

COMMISSIONER REPORTS:

Commissioner Northrup spoke about an editorial piece she came across written by a resident who had concerns with how City Council voted on a proposed development project in the Bayfront area located at 2390 Kirkland Road NE (Steamboat Landing). She said she planned to speak on this at an upcoming City Council Meeting and planned to meet with staff after she did some more research.

Commissioner Weinberg thanked Mike Timmons for his continued investment in the Bayfront area and looked forward to seeing his completed project.

Commissioner Johnson said he would like to read the editorial piece that Ms. Northrup mentioned. He asked if staff could elaborate on the additional City-owned parcels that Mr. Timmons was looking to purchase and had referenced earlier in the meeting. Ms. Sherman provided a brief update on these properties which were located along Water Drive NE.

Vice Chairman Felix shared his appreciation for Mr. Timmons' continued investment into the Bayfront area.

Chairman Medina congratulated Benjamin Lucas and wished him success in his project.

OTHER AGENCY BUSINESS:

There was no Other Agency Business.

ADJOURNMENT:

The meeting was adjourned at approximately 6:47 PM.

Rob Medina, CHAIRPERSON

ATTEST:

Danielle Crotts, AGENCY SECRETARY