

**MERRITT ISLAND REDEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING AGENDA
Thursday, March 31, 2022 - 2:00 P.M.**

WELCOME TO THE MIRA BOARD OF DIRECTORS MEETING. MIRA VALUES YOUR ATTENDANCE AND REQUESTS THAT SPEAKERS APPEARING UNDER THE PUBLIC COMMENT SECTION OF THE AGENDA LIMIT THEIR COMMENTS AND/OR PRESENTATION TO MATTERS UNDER THE BOARD'S JURISDICTION. IF YOU WISH TO SPEAK TO ANY ITEM ON THE AGENDA, PLEASE WAIT UNTIL THAT ITEM HAS BEEN CALLED. PERSONS ADDRESSING THE BOARD SHALL HAVE FIVE MINUTES TO COMPLETE HIS/HER COMMENTS ON EACH AGENDA ITEM.

Welcome - Call to Order
Pledge of Allegiance
Public Comment – Announcements

I. Consent:

- A. Approval of February 24, 2022 Minutes (action item)

II. Development Presentations

- A. SR 520 & Plumosa - Erdman Property Redevelopment (Preliminary Discussion)
- B. 505 Fortenberry 3.88 ac parcel Proposed Residential Development (Preliminary Discussion)
- C. Multi-Family Residential Zoning (Discussion)
Multifamily Residential land use/density in select BU-1 & BU-2 Zoning Districts

III. New Business:

- A. FY 2020-2021 Audit - Cherry Bekaert
- B. FY 2020-2021 Annual Report
- C. Commercial Façade Grant Extension 275 Magnolia Ave
- D. MIRA Bus Shelter Expansion Budget Approval

IV. Ongoing/Old Business

- A. Amphitheatre/Veterans Memorial Park Project Update
- B. Web Site and Social Media Update
- C. Cocoa Merritt Island Mooring Field Project Update
- D. Other Project/Program Status Updates

V. Board Reports and Presentations:

Marcus Herman, Chairman
Eddie Lebron, Vice Chairman
Andy Barber, Board Member
Wendy Ellis, Board Member
Nicole Morgan, Board Member
Jack Smink, Board Member
Jack Ratterman, Board Member
Larry Lallo, Executive Director
Stefani Maduskuie, Community Redevelopment Manager
Justin Caron, Assistant County Attorney

Next Board Meeting (April 28, 2022)

Adjourn

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes February 24, 2022 – 2:00 PM

MEMBERS PRESENT

Marcus Herman, Chairman
Wendy Ellis
Nicole Morgan
Jack Smink
Andy Barber
Jack Ratterman

MEMBERS ABSENT

Eddie Lebron, Vice-Chairman

AGENCY STAFF

Larry Lallo, MIRA Executive Director
Stefani Maduskuie, Community Redevelopment Manager
Cheryl Hurren, Exec. Assistant
Justin Caron, County Attorney's Office

GUESTS

Jeffrey Ball, Brevard Planning/Zoning, via Zoom
Matt Culver, Brevard County Natural Resources
Don McMurphy, Space Coast Area Transit
Kenneth Harley, Space Coast Area Transit
Fred Ameigh, Central Parks
Michael McGrew, Brevard County Facilities
Linda, Brandt, BRC/Brandt Ronat & Co.

CALL TO ORDER AND ROLL CALL

The Board began with the Pledge of Allegiance. Chairman Herman called the meeting to order at 2:01 p.m. Ms. Hurren took roll call.

PUBLIC COMMENT/ANNOUNCEMENTS: Director Lallo introduced and welcomed the new Community Redevelopment Manager: Stefani Maduskuie.

I. Consent:

- A. Approval of January 27, 2022 Minutes.

Board Member Barber made a motion to approve the January 27, 2022 meeting minutes. The motion was seconded by Board Member Morgan. The motion was unanimously approved.

II. Development Presentations: None

III. New Business:

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A. Veterans Memorial Park Playground Canopies (action item): Fred Ameigh from Brevard’s Central Parks Department passed out information regarding playground equipment; the purchase and installation of playground shade canopies for the Veterans Memorial Park are on the list of eligible finishing projects approved by the Board. Currently the Parks Department is in the process of upgrading the playground and equipment. Mr. Ameigh offered up 2 proposals; one for \$53,101, and the second one for \$70,997, the difference being mulch for the flooring or a safety surfacing product, and the size and number of canopies.

Board Member Barber made a motion to approve the proposal for \$53,101 with the mulch surface. The motion was seconded by Board Member Smink. The motion was unanimously approved.

The Board discussed benches, fencing, and other options that they would like to see provided by the Parks at some point, in the interest of parents needing a place to sit, and child safety.

B. SR 520 and SR 3 RFP for Paver Maintenance (action Item):

There was a motion by Board Member Morgan, to authorize Director Lallo, to proceed with creating a scope of work, creating an RFP, and going to bid to clean the landscaping pavers on SR 520, Courtenay Pkwy, and Merritt Park Place, Medians and Right of Ways with options for sanding, sealing, and an option to include cleaning the adjacent sidewalk areas make the job look complete; and an hourly time and material rate for paver repairs. The motion was seconded by Andy Barber. The motion was unanimously approved.

C. Joint Cocoa Village – Merritt Island Mooring Field Project (action item):

Director Lallo, and Matt Culver briefed the Board on the pros and cons of funding and constructing a proposed joint Mooring Field Project with Cocoa. Board Members valued the project, as it improves waterfront appeal and safety, serve visiting boaters, reduce number of derelict boats, improve environmental conditions and improve our waterfront disaster resiliency. Initially total cost for engineering and permitting would cost approximately \$150,000, shared with Cocoa. Brevard County would be the grant applicant to FIND (Florida Inland Navigation District) for the Merritt Island side for a reimbursable grant (upon construction). Up front cost to MIRA of \$75,000. Cocoa CRA will also need to approve for Cocoa to make application to do the same for their side.

Board Member Barber made a motion to approve up to \$75,000 for the design and permitting of the mooring field, in support of a Brevard County FIND Grant application. The motion was seconded by Board Member Morgan. The motion was approved.

D. Griffis Landing Dredging Contract (action item)

Matt Culver debriefed the Board as to the status of the channel dredging bid package, put together by Wood Environment and Infrastructure Solutions, Inc. They are also applying for a maintenance permit

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extension to coincide with the required bidding and contract award time. The project is out to bid under BID NO. B-2-22-56. The probable including associated engineering construction permitting oversight, is estimated to not exceed \$300,000.

Board Member Barber made a motion authorizing the Director to award and enter into necessary Contracts to complete the Griffis Landing channel dredging project in accordance with the specifications in Bid No. B-2-22-56, and to enter into contract with Wood Environment and Infrastructure Solutions to provide the required construction and permitting oversight. All, at a total cost not to exceed \$300,000. The motion was seconded by Nicole Morgan. The motion was unanimously approved.

E. MIRA Transit Shelter Expansion – Prioritization of Locations: The design, survey, and engineering may take 14 weeks. The Board discussed the issue of maintenance for each shelter. Board Member Morgan, objects to MIRA paying to maintain the shelters. At the request of the Board, Mr. McGrew presented his priority list for the next 16 sites. There are several right of way and site size issues requiring easements from the property owners to construct. Board Member Barber offered to visit each property owner to see if they are willing to participate. Mike McGrew will be getting a sketch to help Mr. Barber explain the site locations to the property owners. Andy will come back to the Board with his findings, to assist in the prioritization process.

Board Member Smink made a motion to approve Member Barber as a MIRA Board Member Liaison to discuss and meet with the property owners involved. The motion was seconded by Board Member Ellis. The motion was unanimously approved.

F. Griffis Landing aka Blue Crab Cove Education Center (discussion): There was discussion brought forth by Jack Ratterman, about a possible Fishing Derby for Children as a segue way project leading up to the Education Center. Member Ratterman and Larry Lallo will meet with the Fishing Derby sponsorships from FWC, and Merritt Island Calvary Church.

IV. Ongoing/Old Business:

A. Amphitheatre/Veterans Memorial Park Project Update: Director Lallo stated that the design stage is moving forward. There have been delays in the schedule due to the decision making and meeting process for the associated extensive VMC Finishing Improvements List, and the Medal of Honor Site Location, which subsequently requires Site Plan and Amphitheatre area modifications.

B. Website and Social Media Update: Linda Brandt (Brandt Ronat & Company) shared with the Board they had reached the first milestone with the base-line set-up. There was discussion in regard to the URL, and associated Social Media site handles. Redevelopment Manager Stefanie Maduskuie, will work with Brandt Ronat, Rock Paper Simple, and Director Lallo to obtain the most feasible, reasonably affordable URL and Social Media site alignments.

C. Project/Program Status Updates: Director Lallo included his updates with the Notebooks.

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V. Board Reports and Presentations:

Marcus Herman, Chairman: No Report.

Eddie Lebron, Vice-Chairman: Absent.

Andy Barber: No Report.

Wendy Ellis: No Report

Nicole Morgan: Concerned about the parking stops in Merritt Park Place. Discussion on replacing all to none of the parking stops.

Jack Smink: Likes the idea of an interactive website.

Jack Ratterman: No further report.

Larry Lallo, Executive Director: No further report.

Justin Caron, Assistant County Attorney: No Report.

Meeting Adjourned at 5:22 p.m. Motion to adjourn by Member Morgan; seconded by Member Ellis; unanimously approved.

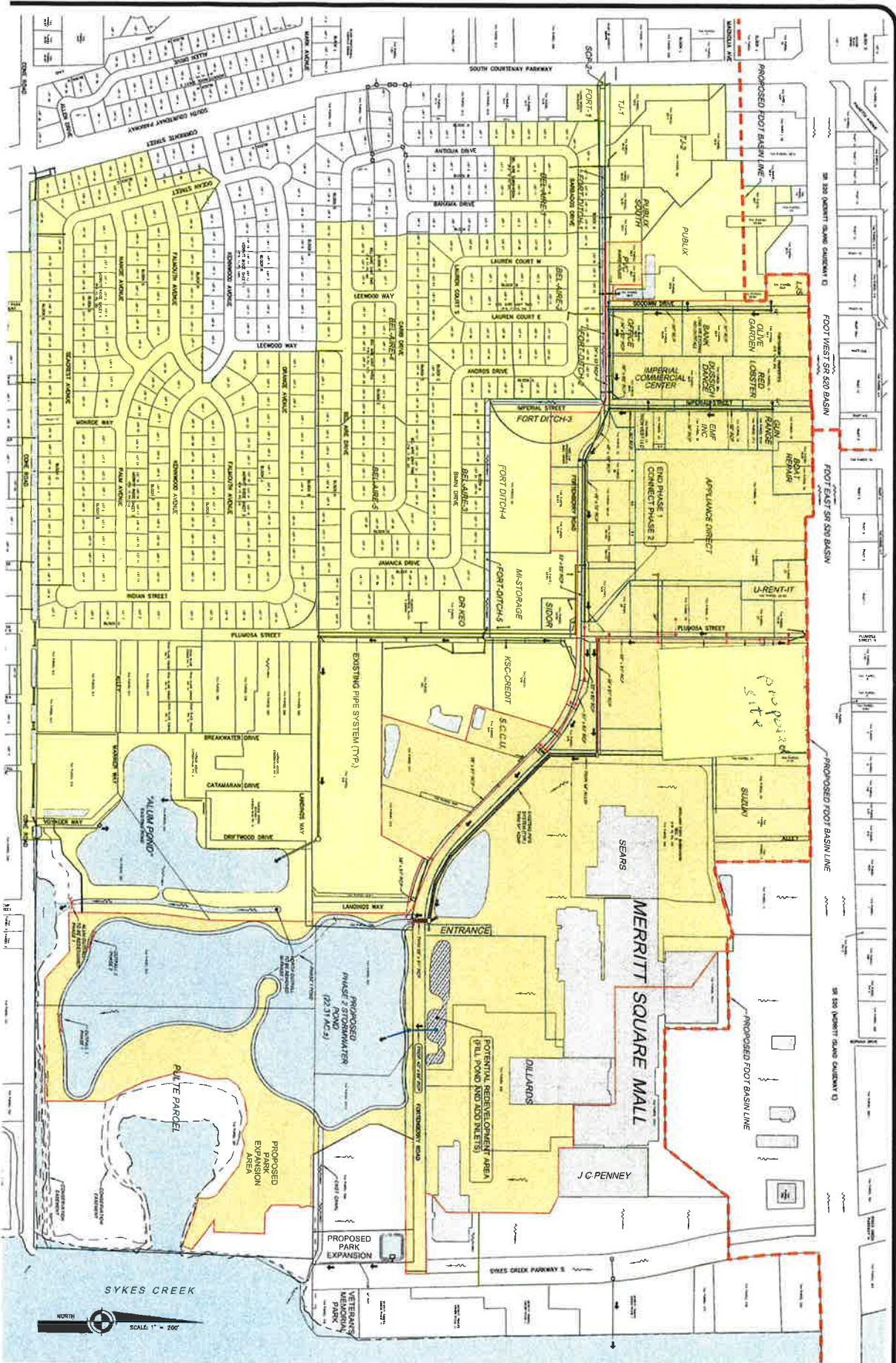
The next regularly scheduled meeting of the MIRA Board of Directors is on March 31, 2022 at 2:00 p.m.



MERRITT ISLAND REDEVELOPMENT AGENCY
March 31, 2022

ITEM II. A.

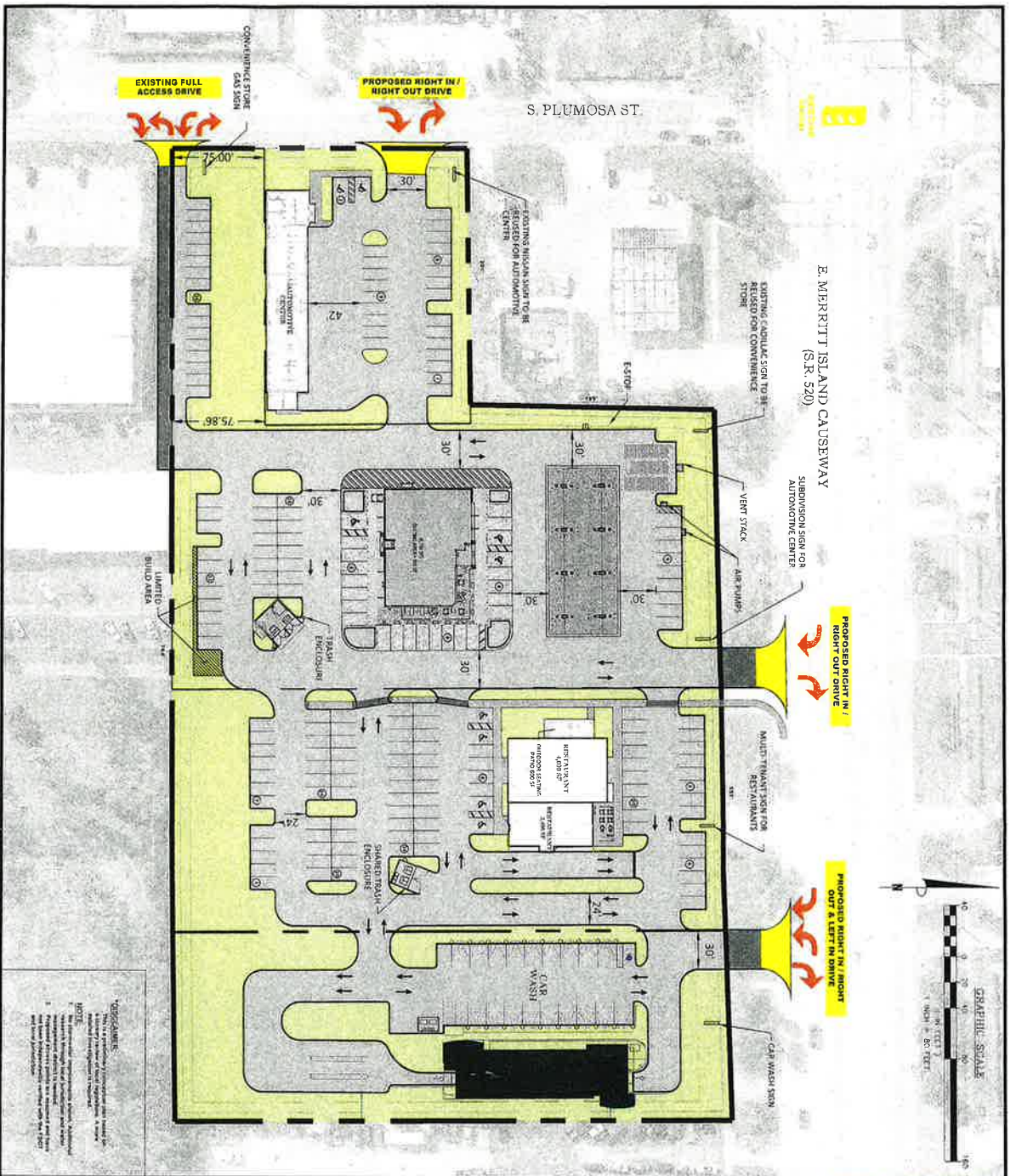
AGENDA REPORT ITEM:	Development Presentations
PROJECT:	State Route 520 & Plumosa – Erdman Property Redevelopment
Requested Action:	Preliminary Discussion
Summary Explanation & Background:	
<p>Since 2017, Merritt Island has been experiencing a trending, away of automobile dealerships. They have moved to the I-95/SR 520 Corridor, leaving some blighted, and vacant parcels of land and buildings. The subject redevelopment, would be located on a parcel associated with the Erdman automobile dealerships, and situated, fronting on State Route 520 and Plumosa.</p> <p>The proposed developer, Mathew Development Group, would like to discuss a redevelopment concept with the MIRA Board prior to application submittal to the Planning and Zoning Department. Matthew Development is a full-service real estate investment firm which focuses on creating value through high quality commercial and residential development opportunities in the Southeast. They have assembled a strong development team whose combined experience and reputation in their respective fields complements the commitment to excellence in which the company was founded. The Matthew Development team has constructed high-quality and well-located retail, office and boutique residential developments in Brevard County as well as other parts of the state of Florida. They have expertise in all phases of land development, managing every step from acquisition of land, design and construction, to the sale or management of the income producing property.</p> <p>The proposed 6.72-acre redevelopment site is located in BU-2 Retail, Warehousing and Wholesale Commercial Zoning District. Proposed land uses, are a convenience store, car wash, two restaurants, and an automotive center totaling approximately 23,990 square feet of building area with a Floor Area Ratio of 0.08.</p> <p>In 2009 MIRA provided a contribution of \$2,267,500 for the purchase of approximately 53 acres of land from Pulte Homes in order to construct a regional stormwater management system via creation of the Lakes at Veterans Memorial Park Ponds to incentivize redevelopment within the 165-acre Mall Focus Redevelopment Area. This would be the first development to utilize the LVMPP.</p>	
Fiscal Impact:	TBD
Exhibits Attached: Site Plan Concept	



PHASE 2 POST-DEVELOPMENT DRAINAGE BASIN PLAN PREPARED FOR
MERRITT ISLAND REDEVELOPMENT AGENCY
 MERRITT ISLAND AREA
 Brevard County, Florida

Bussen-Mauer Engineering Group, Inc.

Scale: 3/8" = 1'
Map: 24 South
Drawn by: S.
Checked by: S.



SITE SUMMARY:

Jurisdiction: Brevard County, FL

Zoning: BU-2 Retail, Warehousing & Wholesale Commercial

FLU: CC Community Commercial

Permitted Use: Convenience stores, with or without gas, Automobile Washing & Warehouse & Mini-warehouse

Permitted Uses w/ Conditions: 60 R. (if abutting BU-1 zoning)

Max Height: 6/72 ac

Site Area: 2.58 ac

Residential: 0.75 ac

Automotive center: 1.5 ac

Car Wash: 6,119 SF

Building Area: 2,600 SF

Convenience Store: 4,000 SF

Gas Wash: 5,815 SF

Restaurant(4,000): 23,990 SF

Automotive Center: 0.08

Total: 92 spaces

RESTAURANT PARKING:

Parking Provided: 4 spaces

Handicap: 1 space

AUTOMOTIVE CENTER PARKING PROVIDED:

Parking Provided: 51 spaces

Handicap: 2 spaces

CONVENIENCE STORE DATA:

Parking Required (Convenience store only): 49 spaces

Total: 51 SF, 125 SF, 6,119 SF

Zone	Spaces	Handicap	Front	Rear	Side (Street)	Side (Street)	Side (Street)	Side (Street)	Side (Street)
Zone A	24 spaces	3 spaces	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet
Zone B	9 spaces	27 spaces	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet
Zone C	27 spaces	60 spaces	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet
Total	60 spaces	9 spaces	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet	15 feet

CONVENIENCE STORE DATA:

Parking Provided: 49 spaces

Handicap: 3 spaces

CONVENIENCE STORE DATA:

Parking Provided: 49 spaces

Handicap: 3 spaces

CONVENIENCE STORE DATA:

Parking Provided: 49 spaces

Handicap: 3 spaces



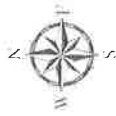
MERRITT ISLAND REDEVELOPMENT AGENCY

March 31, 2022

ITEM II. B.

AGENDA REPORT ITEM:	Development Presentations
PROJECT:	505 Fortenberry 3.88 Acres
Requested Action:	Preliminary Discussion
Summary Explanation & Background:	
<p>National Development Advisors are in the process of conducting their due diligence for development of the parcel known as 505 Fortenberry situated south of the Merritt Square Mall. This site would also utilize the regional stormwater management system of the Lakes at Veterans Memorial Park which is incentivizing development interest of the site.</p> <p>National Development Advisors, Inc. (NDA) pride themselves in being a nimble, highly experienced redevelopment team with depth and credentials in planning, design and civil engineering, legal and entitlement, development, construction, and leasing. Their development approach is to create value through the redevelopment and repositioning of underperforming and opportunistic real estate assets.</p> <p>NDA has entered their due diligence period, and as the proposed developer, would like to present some initial redevelopment concepts with the MIRA Board for their input into prior to application submittal to the Planning and Zoning Department. They have also obtained site control of the land parcel to the east.</p> <p>The property is zoned BU-1 and BU-2 which does not provide for the NDA development goal of a multifamily residential land use. NDA would like to discuss the possibility of MIRA recommending to the Brevard County Planning and Zoning Board (via staff) a land use plan amendment to the Residential 30 Directive land use category, or other alternatives necessary to obtain permits, to construct a multifamily residential project, at a density of 50 units per acre.</p>	
Fiscal Impact:	None
Exhibits Attached:	Supportive Location Documents





All BCPAO maps and/or map applications are maintained for assessment and illustrative purposes only and do not represent surveys, plats, or any other legal instrument. Likewise, measurement and location tools are for assessment and illustrative purposes only and do not necessarily reflect real-world conditions. Due to the nature of Geographic Information Systems (GIS) and cadastral mapping, map layers may not precisely align and may not represent precise location, shape, and/or legal boundaries. Only a Florida-licensed surveyor can determine legally-relevant property boundaries, elevation, distance, area, and/or location in Florida.

Map created March 26, 2022 (map data dates may vary)

NDA Advisors





Brevard County Property Appraiser

Titusville • Viera • Melbourne • Palm Bay

Phone: (321) 264-6700

<https://www.bcpao.us>

PROPERTY DETAILS

Account 2428161
Owners KEW LLC
Mailing Address PO BOX 541682 MERRITT ISLAND FL 32954
Site Address Not Assigned
Parcel ID 24-36-36-00-547
Property Use 1000 - VACANT COMMERCIAL LAND
Exemptions NONE
Taxing District 2200 - UNINCORP DISTRICT 2
Total Acres 3.78
Subdivision --
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0000/0000
Land Description PT OF NW 1/4 OF SW 1/4 LYING S OF FORTENBERRY RD AS DES IN ORB 2509 PG 164

VALUE SUMMARY

Category	2021	2020	2019
Market Value	\$412,600	\$412,600	\$412,600
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$412,600	\$412,600	\$412,600
Assessed Value School	\$412,600	\$412,600	\$412,600
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$412,600	\$412,600	\$412,600
Taxable Value School	\$412,600	\$412,600	\$412,600

SALES/TRANSFERS

Date	Price	Type	Instrument
04/04/2006	--	WD	5638/3482
11/21/2005	\$1,300,000	WD	5568/7792
05/01/1984	\$190,000	WD	2509/0164

No Data Found

FUTURE LAND USE ELEMENT

CHAPTER XI

**Residential 30 Directive (maximum of 30 dwelling units per acre)
Policy L.3**

The Residential 30 Directive land use designation affords the highest density allowance, permitting a maximum density of up to thirty (30) units per acre, except as otherwise may be provided for within this element. Parameters for this future land use designation include:

- B. In the Merritt Island Redevelopment Area, Brevard County should encourage high density development in clustered patterns that maximize the provision of open space to avoid the impacts of "strip" or "checkerboard" land use patterns and to assist in the development of an urban atmosphere. The Residential 30 land use designation may permit development in excess of 30 units per acre, provided that one of the following applies:
 - 1. Residential density of up to 37.5 dwelling units per acre, may be considered if approved as part of a redevelopment plan; or
 - 2. Developments which are tied to a binding development plan and propose a mixture of residential and commercial uses may permit the residential portion of the project with density of up to 50 dwelling units per acre.



MERRITT ISLAND REDEVELOPMENT AGENCY
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ITEM II. C.

AGENDA REPORT ITEM:	Development Presentations
PROJECT:	Multifamily Residential Zoning & Density
Requested Action:	Discussion
Summary Explanation & Background:	
<p>In recent years, Merritt Island has been experiencing the national trend away from malls and retail shopping, with more on-line shopping taking place. In addition, Merritt Island has been experiencing a trend, where many of our automobile dealerships, have moved to the I-95/SR 520 Corridor, leaving several vacant parcels of land and buildings.</p> <p>More persons are moving to Florida. There is a desirability to live on Merritt Island, with its waterfronts, beauty, convenience to shopping, dining, and the Beaches, the Port, and the Space Industry. At the same time Job opportunities are growing in Brevard County, as well as the needs for step-down housing, and a need for affordable housing for the workforce.</p> <p>Property values are rising and populations are looking toward more outlying quality of life markets such as Merritt Island for high investment returns. While construction has increased in some areas of Brevard County, experts say new construction hasn't outpaced demand.</p> <p>The purpose of this Agenda Item, is to discuss the feasibility of the MIRA Board making a recommendation to the Brevard County Planning and Development Department, to propose administrative zoning amendments to BU-1 and BU-2 zoning districts, located within the MIRA Redevelopment Areas, which would allow for multifamily residential construction of 30-50 units per acre.</p> <p>If this were accomplished, with appropriate due diligence and discretion, such a move would catalyze, our goals, working in unison with the developing hospital project, and the Amphitheatre and Veterans Memorial Park, of an urban style town center, and be an answer to the blighted and vacant properties in the urban core.</p>	
Fiscal Impact:	None
Exhibits Attached:	None - Potential Areas will be displayed on screen during the meeting

FUTURE LAND USE ELEMENT

CHAPTER XI

Residential 30 Directive (maximum of 30 dwelling units per acre)

Policy 1.3

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 - 1. Residential density of up to 37.5 dwelling units per acre, may be considered if approved as part of a redevelopment plan; or
 - 2. Developments which are tied to a binding development plan and propose a mixture of residential and commercial uses may permit the residential portion of the project with density of up to 50 dwelling units per acre.

Sec. 62-1482. General retail commercial, BU-1.

The BU-1 general retail commercial zoning classification encompasses land devoted to general retail shopping, offices and personal services to serve the needs of the community. Where this zoning classification is presently located or is proposed to be located adjacent to the lagoonal water edge or fronts on the ocean, water-dependent uses such as fish, shellfish and wildlife production, recreation, water-dependent industry and utilities, marinas and navigation shall have the highest priority. The next highest priority for uses along the waterfront include water-related uses such as utilities, commerce and industrial uses. Water-enhanced uses such as restaurants and tourist attractions shall have the next highest use priorities. Of lowest priority are those uses which are nonwater-dependent and nonwater-enhanced, and those which result in an irretrievable commitment of coastal resources.

(1) *Permitted uses.*

- a. All business uses and all material and products shall be confined within substantial buildings completely enclosed with walls and a roof; however, retail items of substantial size or which of necessity must remain outside of a building may be permitted to be displayed outside the buildings. Such retail items include but are not limited to motor vehicles, utility sheds, nursery items such as plants and trees, and boats.
- b. The following uses, or other uses of a similar nature compatible with the character of the uses specifically described in this subsection, are permitted, and shall be limited to retail only:
 - Administrative, executive and editorial offices.
 - Antique shops.
 - Aquariums.
 - Art goods and bric-a-brac shops.
 - Artists' studios.
 - Auditoriums.
 - Automobile hire.
 - Automobile parts, if confined within a structure.
 - Automobile repairs, minor (as defined in section 62-1102).
 - Automobile sales and storage, provided sales are from a permanent structure and the storage area meets the requirements of article VIII of this chapter, pertaining to site plans, and article XIII, division 2, of this chapter, pertaining to landscaping.
 - Automobile tires and mufflers (new), sales and service.
 - Automobile washing.
 - Bait and tackle shop.
 - Bakery sales, with baking permitted on the premises.
 - Banks and financial institutions.
 - Barbershops and beauty parlors.
 - Bed and breakfast inn.
 - Bicycle sales and service.

Billiard rooms and electronic game arcades (soundproofed).

Bookstores.

Bowling alleys (soundproofed).

Cafeterias.

Ceramics and pottery; finishing and sales; no production or firing except accessory to on site sales only.

Civic, philanthropic or fraternal organizations.

Coin laundromats.

Colleges and universities.

Commercial schools offering instruction in dramatic, musical or other cultural activity, including martial arts.

Confectionery and ice cream stores.

Conservatories.

Contractors' offices, with no outside storage.

Convenience stores, with or without gasoline sales.

Curio shops.

Dancing halls and academies (soundproofed).

Child or adult day care centers.

Display and sales rooms.

Dog and pet hospitals and beauty parlors, with no outside kennels or runs.

Drug and sundry stores.

Dyeing and carpet cleaning.

Electrical appliance and lighting fixtures.

Employment agencies.

Fraternities and sororities.

Florist shops.

Foster homes.

Fruit stores (packing on premises).

Funeral homes and mortuaries.

Furniture stores.

Furriers.

Gift shops.

Grocery stores.

Group homes, levels I and II.

Hardware stores.

Hat cleaning and blocking.
Hobby shops.
Hospitals.
Interior decorating, costuming and draperies.
Jewelry stores.
Laboratories.
Laundries.
Lawn mower sales.
Leather good stores.
Luggage shops.
Mail order offices.
Meat, fish and seafood markets.
Medical buildings and clinics, and dental clinics.
Messenger offices.
Millinery stores.
Motorcycle sales and service.
Music, radio and television shops and repairs.
Newsstands.
Non-overnight commercial parking.
Nursing homes.
Optical stores.
Paint and wallpaper stores.
Parks and public recreational facilities.
Pawnshops.
Pet shops, with property enclosed to prevent any noxious odors.
Photograph studios and galleries.
Plant nurseries (no outside bulk storage of mulch, topsoil, etc.).
Post offices.
Printing services.
Professional offices and office buildings.
Resort dwellings.
Restaurants.
Sale of alcoholic beverage, package only.
Schools for business training.

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- Schools, private or parochial.
 - Shoe repair shops.
 - Shoe stores.
 - Single-family residence.
 - Soft drink stands.
 - Souvenir stores.
 - Stationery stores and bookstores.
 - Tailor shops.
 - Tearooms.
 - Telephone and telegraph stations and exchanges.
 - Television and broadcasting stations, including studios, transmitting stations and towers and other incidental uses usually pertaining to such stations.
 - Theaters, but no drive-ins.
 - Ticket offices and waiting rooms for common carriers.
 - Tobacco stores.
 - Upholstery shops.
 - Wearing apparel stores.
 - Worship, places of.
- c. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):
- Assisted living facility.
 - Automobile and motorcycle repair (major) and paint and body work.
 - Boat sales and service.
 - Cabinetmaking and carpentry.
 - Dry cleaning plants, accessory to pickup stations.
 - Farm machinery sales and service.
 - Gasoline service stations.
 - Manufacturing, compounding, processing, packaging, storage, treatment or assembly of certain products.
 - Outdoor restaurant seating.
 - Outside sale of mobile homes.
 - Preexisting use.
 - Substations, and transmission facilities.
 - Security mobile home.
 - Self storage mini-warehouses.
 - Tourist efficiencies and hotels and motels.

Treatment and recovery facility.

- (2) *Accessory buildings or uses.* Accessory buildings and uses customary to commercial and residential uses are permitted. (Refer to definition cited in section 62-1102 and standards cited in section 62-2100.5). Additional accessory uses are as follows:
- a. Completely enclosed lumber sales are permitted as an accessory use to hardware and supply stores.
 - b. A roadside stand used as provided in chapter 86, article IV, is permitted as an accessory use.
- (3) *Conditional uses.* Conditional uses are as follows:
- Alcoholic beverages for on-premises consumption.
 - Change of nonconforming agricultural use.
 - Commercial entertainment and amusement enterprises (small scale and large scale).
 - Commercial/recreational and commercial/industrial marinas.
 - Land alteration (over five acres and up to ten acres).
 - Overnight commercial parking lot.
 - Performance overlay districts.
 - Plant nurseries (with outside bulk storage of mulch, topsoil, etc.)
 - Security mobile home.
 - Substantial expansion of a preexisting use.
 - Trailer and truck rental.
 - Wireless telecommunication facilities and broadcast towers.
- (4) *Minimum lot size.* Except for gasoline service stations, an area not less than 7,500 square feet is required, having a width and depth of not less than 75 feet.
- (5) *Setbacks.*
- a. *Generally.*
 - 1. Gasoline Service Station setbacks in this zoning classification shall be governed by section 62-1835.7.
 - 2. The front setback shall be 25 feet from the front lot line.
 - 3. The rear setback shall be 15 feet from the rear lot line. However, if the rear lot line abuts a dedicated 20-foot alley or roadway, the setback shall be five feet.
 - 4. Side Setbacks:
 - a. Where a side lot line abuts a residential zone, such side setback shall be a minimum of 15 feet.
 - b. Where a side lot line abuts a non-residential zone, such side setback shall be 5 feet.
 - c. Where a side lot line abuts a combination of commercial, industrial or residential zonings, the respective side setbacks as stated in a. or b. above shall apply to the affected side yard area.

- d. Where a 20 foot dedicated alleyway or roadway exists adjacent to or abutting the rear lot line, and the zoning adjacent to the side yard area is non-residential, no side setback is required when a three hour firewall is constructed along the side lot line. However, where the side lot line abuts a residential zone on that side, the minimum side setback shall be 15 feet.
 - e. Notwithstanding the requirements of section 5(a)(4)(b) above, where a 20-foot dedicated alleyway or roadway does not exist adjacent to or abutting the rear lot line, lots whose sides abut non-residential zonings may utilize a ten-foot paved driveway setback along one side and a zero foot setback on the other provided a three-hour firewall is constructed where the building is proposed within five feet of the side property line. However, where the side lot line abuts a residential zone on that side, the minimum side setback shall be 15 feet.
 - f. On a corner lot, the side street setback shall be 15 feet. If a corner lot is contiguous to a key lot, then the side street setback shall 25 feet.
5. *Within the Merritt Island Redevelopment Area.* On all lots in the Merritt Park Place Subdivision except corner lots, structures shall be set back not less than 15 feet from the front lot line where parking is located to the side or rear of the principal structure. Otherwise, all other provisions as described above shall apply.
- b. *Breezeway/visual corridor.* All riverfront and oceanfront properties are subject to breezeway/visual corridor regulations enumerated in section 62-2105.
- (6) *Minimum floor area.* All structures shall contain a minimum of 300 square feet of floor area.
- (7) *Structural height standards.*
- a. Where the property abuts any other land located in the GU, AGR, AU, ARR, REU, RU-1-7, RU-1-9, RU-1-11, RU-1-13, RR-1, EU, EU-1, EU-2, SEU, SR, RVP, TR-1-A, TR-1, TR-2, TR-3, TRC-1, RRMH-1, RRMH-2.5, RRMH-5, EA, PA or GML zoning classification, the maximum height threshold of any structure or building thereon shall be 35 feet.
 - b. Where the property abuts any other land located in the RA-2-4, R-2-6, RA-2-8, RA-2-10, RU-2-4, RU-2-6, RU-2-8, RU-2-10, RU-2-12, RP or BU-1-A zoning classification, the maximum height threshold of any structure or building thereon shall be 45 feet.
 - c. Where the property abuts any other land located in the RU-2-15, RU-2-30, BU-1, BU-2, PIP, PBP, IU, IU-1, TU-1 or TU-2 zoning classification, the maximum height threshold of any structure or building thereon shall be 60 feet.
 - d. Where any structure or building exceeds 35 feet in height, all conditions enumerated in section 62-2101.5 as applicable shall be fully satisfied.
 - e. Structures or buildings may not exceed the maximum height thresholds stated in this subsection unless otherwise permitted by section 62-2101.5.
- (8) *Fencing and buffering.* See article XIII, division 2, of this article, pertaining to landscaping.
- (9) *Metal buildings.* Metal buildings shall be permitted in this zoning classification subject to the restrictions presented in section 62-2115.
- (10) *Maximum floor area ratio.* The floor area ratio shall be governed by section 62-2110.

(Code 1979, § 14-20.12(B); Ord. No. 95-17, § 1, 4-11-95; Ord. No. 95-47, §§ 52, 53, 10-19-95; Ord. No. 95-49, §§ 3, 9, 12, 18, 21, 10-19-95; Ord. No. 95-51, § 4, 10-19-95; Ord. No. 96-16, §§ 55, 56, 3-28-96; Ord. No. 96-46, § 14, 10-22-96; Ord. No. 97-23, § 2, 7-8-97; Ord. No. 97-40, § 2, 10-14-97; Ord. No. 99-07, § 12, 1-28-99; Ord. No. 99-24, § 9,

4-8-99; Ord. No. 2000-50, § 3, 10-31-00; Ord. No. 01-07, § 2, 2-20-01; Ord. No. 01-30, § 10, 5-24-01; Ord. No. 2002-42, § 4, 8-27-02; Ord. No. 2002-43, § 2, 8-27-02; Ord. No. 2002-49, § 33, 9-17-02; Ord. No. 2003-03, § 27, 1-14-03; Ord. No. 03-36, § 1, 8-7-03; Ord. No. 04-29, § 26, 8-5-04; Ord. No. 2004-52, § 23, 12-4-04; Ord. No. 05-27, § 3, 5-19-05; Ord. No. 05-40, § 7, 8-23-05; Ord. No. 06-21, § 3, 4-25-06; Ord. No. 06-36, § 3, 5-24-06; Ord. No. 2007-59, § 3, 12-6-07; Ord. No. 2014-30, § 1, 10-2-14; Ord. No. 2018-10, §§ 1, 2, 4-24-18)

Sec. 62-1483. Retail, warehousing and wholesale commercial, BU-2.

The BU-2 retail, warehousing and wholesale commercial zoning classification encompasses lands devoted to general retail and wholesale business, contracting and heavy repair services and warehousing activities. Where this zoning classification is presently located or is proposed to be located adjacent to the lagoonal water edge or fronts on the ocean, water-dependent uses such as fish, shellfish and wildlife production, recreation, water-dependent industry and utilities, marinas and navigation shall have the highest priority. The next highest priority for uses along the waterfront include water-related uses such as utilities, commerce and industrial uses. Water-enhanced uses such as restaurants and tourist attractions shall have the next highest use priorities. Of lowest priority are those uses which are nonwater-dependent and nonwater-enhanced, and those which result in an irretrievable commitment of coastal resources.

(1) *Permitted uses.*

- a. All business uses and all materials and products shall be confined within substantial buildings completely enclosed with walls and a roof, however, retail items of substantial size or which of necessity must remain outside of a building may be permitted to be displayed outside the building. Such retail items include but are not limited to motor vehicles, utility sheds, nursery items such as plants and trees, boats and mobile homes.
- b. All uses listed below, or other uses of a similar nature compatible with the character of uses described herein:
 - Administrative, executive and editorial offices.
 - Antique shops.
 - Aquariums.
 - Art goods and bric-a-brac shops.
 - Artists' studios.
 - Auditoriums.
 - Automobile hire.
 - Automobile repairs, minor and major, as defined in section 62-1102 (also see section 62-1837.6).
 - Automobile washing.
 - Bait and tackle shop.
 - Bakery sales, with baking permitted on the premises.
 - Banks and financial institutions.
 - Barbershops and beauty parlors.
 - Bicycle sales and service.
 - Billiard rooms and electronic arcades (soundproofed).
 - Bookstores.
 - Bottling beverages.
 - Bowling alleys (soundproofed).
 - Cafeterias.
 - Ceramics and pottery; finishing and sales, including production and firing.

Child or adult day care centers.
Civic, philanthropic or fraternal organizations.
Colleges and universities.
Commercial schools offering instruction in dramatic, musical or other cultural activity, including martial arts.
Confectionery and ice cream stores.
Conservatories.
Convenience stores, with or without gasoline sales.
Curio shops.
Dancing halls and academies (soundproofed).
Display and sales rooms.
Dog and pet hospitals and beauty parlors.
Drug and sundry stores.
Dry cleaning and laundry pickup stations.
Dry cleaning plants.
Dyeing and carpet cleaning.
Electrical appliance and lighting fixtures.
Employment agencies.
Feed and hay for animals and stock.
Fertilizer stores.
Florist shops.
Foster homes.
Fraternities and sororities.
Fruit stores (packing on premises).
Funeral homes and mortuaries.
Furniture stores.
Furriers.
Gift shops.
Glass installation.
Grocery stores.
Group homes, levels I and II.
Hardware stores.
Hat cleaning and blocking.
Hobby shops.

Hospitals.
Ice plants.
Interior decorating, costuming and draperies.
Jewelry stores.
Kindergartens.
Laboratories.
Laundries.
Lawn mower sales.
Leather good stores.
Luggage shops.
Mail order offices.
Meat markets.
Medical buildings and clinics, and dental clinics.
Messenger offices.
Millinery stores.
Music, radio and television shops and repairs.
Newsstands.
Non-overnight commercial parking.
Nursing homes.
Optical stores.
Paint and body shops.
Paint and wallpaper stores.
Parks and public recreational facilities.
Pawnshops.
Pet kennels.
Pet shops, with property enclosed to prevent any noxious odors.
Photograph galleries.
Photographic studios.
Plant nurseries.
Plumbing and electrical shops.
Post offices.
Printing services.
Professional offices and office buildings.
Resort dwellings.

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- Restaurants.
 - Sale of alcoholic beverages, package only.
 - Schools for business training.
 - Schools, private or parochial.
 - Seafood processing plants not located within 300 feet of any residential zone boundary.
 - Sharpening and grinding shops.
 - Ship chandlery.
 - Shoe repair shops.
 - Shoe stores.
 - Single-family residence.
 - Soft drink stands.
 - Souvenir stores.
 - Stationery stores and bookstores.
 - Tailor shops.
 - Tearooms.
 - Telephone and telegraph stations and exchanges.
 - Television and broadcasting stations, including studios, transmitting stations and towers, power plants and other incidental uses usually pertaining to such stations.
 - Testing laboratories.
 - Theaters, but no drive-ins.
 - Ticket offices and waiting rooms for common carriers.
 - Tobacco stores.
 - Upholstery shops.
 - Wearing apparel stores.
 - Welding repairs (except metal fabrication).
 - Wholesale salesroom and storage rooms.
 - Worship, places of.
- c. Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):
- Assisted living facility.
 - Automobile and motorcycle repair (major) and paint and body work.
 - Automobile sales and storage.
 - Automobile tires and mufflers (new) (sales and service).
 - Boat sales and service.
 - Building materials and supplies.

Cabinetmaking and carpentry.
Cemeteries and mausoleums.
Commercial entertainment and amusement enterprises (small scale), subject to conditions in section 62-1921.
Contractor's offices, plants and storage yards.
Crematoriums.
Engine sales and service.
Farm machinery sales and services.
Garage or mechanical service.
Gasoline service stations.
Manufacturing, compounding, processing, packaging, storage, treatment or assembly of certain products.
Mini-warehouses.
Minor automobile repairs.
Mobile home and travel trailer sales.
Motorcycle sales and service.
Outdoor restaurant seating.
Outside sale of mobile homes.
Preexisting use.
Railroad, motor truck and water freight and passenger stations.
Recovered materials processing facility.
Security mobile home.
Service station for automotive vehicles and U-haul service.
Substations, and transmission facilities.
Tourist efficiencies and hotels and motels.
Treatment and recovery facility.
Warehouses.

- (2) *Accessory buildings or uses.* Accessory buildings and uses customary to commercial and residential uses are permitted. (Refer to definition cited in section 62-1102 and standards cited in section 62-2100.5). Additional accessory uses are as follows:

A roadside stand used as provided in chapter 86, article IV is permitted as an accessory use.

- (3) *Conditional uses.* Conditional uses are as follows:

Alcoholic beverages for on-premises consumption.

Automobile sales and storage (under one acre in the Merritt Island Redevelopment Area).

Change of nonconforming agricultural use.

Commercial entertainment and amusement enterprises (large scale).

Commercial/recreational and commercial/industrial marinas.

Flea markets (recreational vehicles may be an accessory use pursuant to division 5, subdivision II, of this article).

Land alteration (over five acres and up to ten acres).

Overnight commercial parking lot.

Performance overlay districts.

Security mobile home.

Substantial expansion of a preexisting use.

Wireless telecommunication facilities and broadcast towers.

(4) *Minimum lot size.* Except for gasoline service stations, an area not less than 7,500 square feet is required, having a width and depth of not less than 75 feet.

(5) *Setbacks.*

a. *Generally.*

1. Gasoline Service Station setbacks in this zoning classification shall be governed by section 62-1835.7.
2. The front setback shall be 25 feet from the front lot line.
3. The rear setback shall be 15 feet from the rear lot line. However, if the rear lot line abuts a dedicated 20-foot alley or roadway, the setback shall be five feet.
4. Side Setbacks:
 - a. Where a side lot line abuts a residential zone, such side setback shall be a minimum of 15 feet.
 - b. Where a side lot line abuts a non-residential zone, such side setback shall be 5 feet.
 - c. Where a side lot line abuts a combination of commercial, industrial or residential zonings, the respective side setbacks as stated in a. or b. above shall apply to the affected side yard area.
 - d. Where a 20 foot dedicated alleyway or roadway exists adjacent to or abutting the rear lot line, and the zoning adjacent to the side yard area is non-residential, no side setback is required when a three hour firewall is constructed along the side lot line. However, where the side lot line abuts a residential zone on that side, the minimum side setback shall be 15 feet.
 - e. Notwithstanding the requirements of section 5(a)(4)(b) above, where a 20-foot dedicated alleyway or roadway does not exist adjacent to or abutting the rear lot line, lots whose sides abut non-residential zonings may utilize a ten-foot paved driveway setback along one side and a zero foot setback on the other provided a three-hour firewall is constructed where the building is proposed within five feet of the side property line. However, where the side lot line abuts a residential zone on that side, the minimum side setback shall be 15 feet.

- f. On a corner lot, the side street setback shall be 15 feet. If a corner lot is contiguous to a key lot, then the side street setback shall 25 feet.
- b. *Breezeway/visual corridor.* All riverfront and oceanfront properties are subject to breezeway/visual corridor regulations enumerated in section 62-2105.
- (6) *Minimum floor area.* All structures shall contain a minimum of 300 square feet of floor area.
- (7) *Structural height standards.*
 - a. Where the property abuts any other land located in the GU, AGR, AU, ARR, REU, RU-1-7, RU-1-9, RU-1-11, RU-1-13, RR-1, EU, EU-1, EU-2, SEU, SR, RVP, TR-1-A, TR-1, TR-2, TR-3, TRC-1, RRMH-1, RRMH-2.5, RRMH-5, EA, PA or GML zoning classification, the maximum height threshold of any structure or building thereon shall be 35 feet.
 - b. Where the property abuts any other land located in the RA-2-4, RA-2-6, RA-2-8, RA-2-10, RU-2-4, RU-2-6, RU-2-8, RU-2-10, RU-2-12, RP or BU-1-A zoning classification, the maximum height threshold of any structure or building thereon shall be 45 feet.
 - c. Where the property abuts any other land located in the RU-2-15, RU-2-30, BU-1, BU-2, PBP, PIP, IU, IU-1, TU-1 or TU-2 zoning classification, the maximum height threshold of any structure or building thereon shall be 60 feet.
 - d. Where any structure or building exceeds 35 feet in height, all conditions enumerated in section 62-2101.5 as applicable shall be fully satisfied.
 - e. Structures or buildings may not exceed the maximum height thresholds stated in this subsection unless otherwise permitted by section 62-2101.5.
- (8) *Fencing and buffering.* See article XIII, division 2, of this article, pertaining to landscaping.
- (9) *Metal buildings.* Metal buildings shall be permitted in this zoning classification subject to the restrictions presented in section 62-2115.
- (10) *Maximum floor area ratio.* The floor area ratio shall be governed by section 62-2110.

(Code 1979, § 14-20.12(C); Ord. No. 93-20, § 1, 6-22-93; Ord. No. 95-47, §§ 54, 55, 10-19-95; Ord. No. 95-49, §§ 9, 12, 18, 10-19-95; Ord. No. 95-51, § 5, 10-19-95; Ord. No. 96-16, §§ 57, 58, 3-28-96; Ord. No. 96-46, § 15, 10-22-96; Ord. No. 97-23, § 3, 7-8-97; Ord. No. 97-40, § 3, 10-14-97; Ord. No. 98-11, § 4, 2-26-98; Ord. No. 99-07, § 12, 1-28-99; Ord. No. 99-24, §§ 3, 7, 4-8-99; Ord. No. 2000-50, § 4, 10-31-00; Ord. No. 01-07, § 3, 2-20-01; Ord. No. 01-30, § 11, 5-24-01; Ord. No. 2002-42, § 5, 8-27-02; Ord. No. 2002-43, § 3, 8-27-02; Ord. No. 2002-49, § 34, 9-17-02; Ord. No. 2003-03, § 28, 1-14-03; Ord. No. 03-36, § 1, 8-7-03; Ord. No. 04-29, § 27, 8-5-04; Ord. No. 2004-52, § 24, 12-4-04; Ord. No. 05-27, § 3, 5-19-05; Ord. No. 05-40, § 8, 8-23-05; Ord. No. 2007-59, § 4, 12-6-07; Ord. No. 2014-30, § 1, 10-2-14; Ord. No. 2018-10, §§ 3, 4, 4-24-18)

Sec. 62-1251. Official zoning maps.

- (a) The zoning classifications and special or conditional use designations on the official zoning maps within a zoning classification shall be restricted by the provisions of this chapter and the other land use regulations in force within the applicable zoning classification. The use of all land designated a special use on the official zoning maps shall be restricted by the provisions of this chapter and the conditions placed on the special or conditional use by the board of county commissioners.
- (b) The zoning official of the county shall be custodian of the official zoning maps.
- (c) The official zoning maps shall be amended by the zoning official within ten working days from the date of action by the board of county commissioners to reflect any amendments to the zoning classification, conditional use designation or designated special use applicable to any parcel of land within the county.
- (d) The official zoning maps shall be amended only by resolution of the board of county commissioners under the procedure established in section 62-1151 or 62-1152. Each individual amendment shall be by a numbered resolution.
- (e) No amendment to the official zoning maps shall be effective until the amendment has been designated and recorded by the zoning official on the official zoning maps. The official zoning maps shall be the final authority on the use restrictions applicable to any particular parcel of land.
- (f) It shall be unlawful for any person other than the zoning official or his designated representative to alter, deface or write upon the official zoning maps of the county. Any person found guilty of violating this section shall be deemed guilty of an offense and shall be punished by a fine not exceeding \$500.00 or by imprisonment in the county jail for a period not to exceed 60 days, or by both such fine and imprisonment.

(Code 1979, § 14-20.57; Ord. No. 97-49, § 6, 12-9-97)

State law reference(s)—Penalty for ordinance violations, F.S. § 125.69.

Sec. 62-1255. Establishment of zoning classifications and consistency with comprehensive plan.

- (a) *Zoning classifications established.* Within the unincorporated areas of the county, the following zoning classifications are hereby established, such zoning classifications being created under this article or being zoning classifications incorporated by reference under this article:
- (1) Unimproved, agricultural and residential zoning classifications:
 - a. General use zoning classification, GU.
 - b. Productive agricultural zoning classification, PA.
 - c. Agricultural zoning classification, AGR.
 - d. Agricultural residential zoning classification, AU.
 - e. Rural estate use residential zoning classification, REU.
 - f. Rural residential zoning classification, RR-1.
 - g. Suburban estate residential use zoning classification, SEU.
 - h. Suburban residential zoning classification, SR.
 - i. Estate use residential zoning classifications, EU, EU-1 and EU-2.
 - j. Single-family residential zoning classifications, RU-1-13 and RU-1-11.
 - k. Single-family residential zoning classification, RU-1-9.
 - l. Single-family residential zoning classification, RU-1-7.
 - m. Single-family attached residential zoning classifications, RA-2-4, RA-2-6, RA-2-8 and RA-2-10.
 - n. Residential-professional zoning classification, RP.
 - (2) Multiple-family residential zoning classifications:
 - a. Low-density multiple-family residential zoning classifications, RU-2-4, RU-2-6 and RU-2-8.
 - b. Medium-density multiple-family residential zoning classifications, RU-2-10, RU-2-12 and RU-2-15.
 - c. High-density multiple-family residential zoning classification, RU-2-30.
 - (3) Mobile home residential and recreational vehicle park zoning classifications:
 - a. Rural residential mobile home zoning classifications, RRMH-1, RRMH-2.5 and RRMH-5.
 - b. Single-family mobile home zoning classifications, TR-1 and TR-1-A.
 - c. Single-family mobile home zoning classification, TR-2.
 - d. Mobile home park zoning classification, TR-3.
 - e. Single-family mobile home cooperative zoning classification, TRC-1.
 - f. Recreational vehicle park zoning classification, RVP.
 - (4) Planned unit development zoning classifications:
 - a. Planned unit development zoning classification, PUD.
 - b. Residential planned unit development zoning classification, RPUD.

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- c. Tiny House planned unit development zoning classification, THPUD.
- (5) Commercial zoning classifications:
- a. Restricted neighborhood retail commercial zoning classification, BU-1-A.
 - b. General retail commercial zoning classification, BU-1.
 - c. Retail, warehousing and wholesale commercial zoning classification, BU-2.
- (6) Tourist commercial and transient commercial zoning classifications:
- a. General tourist commercial zoning classification, TU-1.
 - b. Transient tourist commercial zoning classification, TU-2.
- (7) Industrial zoning classifications:
- a. Planned business park zoning classification, PBP.
 - b. Planned industrial park zoning classification, PIP.
 - c. Light industrial zoning classification, IU.
 - d. Heavy industrial zoning classification, IU-1.
- (8) Special zoning classifications:
- a. Environmental area zoning classification, EA.
 - b. Government managed land zoning classification, GML.
 - c. Institutional zoning classification, IN.
- (b) *Consistency of zoning classifications with comprehensive plan.* The 1988 county comprehensive plan establishes specific future land use designations, which are depicted on the future land use map within the future land use element. The future land use element also has policies and criteria which delineate how the various designations shall be applied. The zoning classifications depicted on the official zoning map of the county shall be consistent with the future land use map and the policies and criteria relating to the application of future land use designations on the future land use map.
- (1) *Future land use designations.*
- a. *Residential.* Residential uses include single-family detached, single-family attached, multiple-family, recreational vehicle park and mobile home developments.
 - 1. Residential 30:
 - A. Maximum, unless otherwise provide herein: 30 units per acre.
 - B. Merritt Island redevelopment area: Development containing a mixture of uses: 50 units per acre per policy 1.3(B)(2) of the Future Land Use Element.
 - C. Redevelopment district: 37.5 units per acre per policies 1.3(B)(1) and 11.2(F) of the Future Land Use Element.
 - D. Planned unit development: 37.5 units per acre per policy 1.3(C) of the Future Land Use Element.
 - 2. Residential 15:
 - A. Maximum, unless otherwise provide herein: 15 units per acre.

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- B. Redevelopment district: 18.75 units per acre per policy 11.2(F) of the Future Land Use Element.
 - C. Planned unit development: 18.75 units per acre per policy 1.4(E) of the Future Land Use Element.
3. Residential 10:
- A. Maximum, unless otherwise provide herein: 10 units per acre.
 - B. Redevelopment district: 12.5 units per acre per policy 11.2(F) of the Future Land Use Element.
 - C. Planned unit development: 12.5 units per acre per policy 1.5(E) of the Future Land Use Element.
4. Residential 6:
- A. Maximum, unless otherwise provide herein: 6 units per acre.
 - B. Redevelopment district: 7.5 units per acre per policy 11.2(F) of the Future Land Use Element.
 - C. Planned unit development: 7.5 units per acre per policy 1.6(D) of the Future Land Use Element.
5. Residential 4:
- A. Maximum, unless otherwise provide herein: 4 units per acre.
 - B. Redevelopment district: 5 units per acre per policy 11.2(F) of the Future Land Use Element.
 - C. Planned unit development: 5 units per acre per policy 1.7(D) of the Future Land Use Element.
6. Residential 2:
- A. Maximum, unless otherwise provide herein: 2 units per acre.
 - B. Redevelopment district: 2.5 units per acre per policy 11.2(F) of the Future Land Use Element.
 - C. Planned unit development: 2.5 units per acre per policy 1.8(D) of the Future Land Use Element.
7. Residential 1:
- A. Maximum, unless otherwise provide herein: 1 unit per acre.
 - B. Redevelopment district: 1.25 units per acre per policy 11.2(F) of the Future Land Use Element.
 - C. Planned unit development: 1.25 units per acre per policy 1.9(D) of the Future Land Use Element.
8. Residential 1:2.5: 1 unit per 2.5 acres.
- b. *Neighborhood commercial.* Appropriate uses within the neighborhood commercial designation are specified in the Future Land Use Element. Residential densities shall be subject to the conditions set forth in the Future Land Use Element.

- c. *Community commercial.* Appropriate uses within the community commercial designation are specified in the Future Land Use Element. Residential densities shall be subject to the conditions set forth in the Future Land Use Element.
- d. *Planned industrial.* Appropriate uses within the planned industrial designation are specified in the Future Land Use Element.
- e. *Heavy/light industrial.* Appropriate uses within the heavy/light industrial designation are specified in the Future Land Use Element.
- f. *Agricultural.* Appropriate uses within the agricultural designation are specified in the Future Land Use Element. Residential densities shall not exceed one dwelling unit per five acres.
- g. *Public facilities.* Appropriate uses within the public facilities designation are specified in the Future Land Use Element.
- h. *Recreation.* Recreation uses include all public parks and recreational facilities.
- i. *Public conservation.* Conservation land uses include lands under the ownership of the county, the St. Johns River Water Management District or other such agencies for the purpose of environmental protection and lands within the environmental area (EA) zoning classification. Residential densities shall not exceed one unit per 50 acres.
- j. *Private conservation.* Conservation land uses include lands under private ownership and are zoned (EA) zoning classification. Residential densities shall not exceed one unit per ten acres.
- k. *Developments of Regional Impact (DRI).* DRI land uses include lands that have an adopted Development Order pursuant to the requirements of Chapter 380, Florida Statutes, Chapters 9J-12 and 28-24 Florida Administrative Code and applicable local ordinances.

(2) *Consistency with future land use map.* The following table depicts where the various zoning classifications can be considered based upon the geographic delineation of future land uses on the future land use map and locational criteria defined in the policies of the future land use element of the 1988 county comprehensive plan. Where an application for a change of residential zoning classification is not consistent with the residential future land use map designation as depicted on the following table, the rezoning may be considered if the applicant limits the project to a density equal to or less than the maximum density threshold for the subject property.

EXHIBIT A. CONSISTENCY OF ZONING CLASSIFICATIONS WITH FUTURE LAND USE MAP SERIES

Zoning Classifications	Land Use Designations																			
	Agric	Res 1:2.5	Res 1	Res 2	Res 4	Res 6	Res 10	Res 15	Res 30	NC	CC	PI	H/L	PUB	REC	PR CON	PUB CON			
GU, PA, AGR, RRMH-5, PUD, RPUD, THPUD, RVP	Y									Y*		N					N			
AU, REU, RRMH-2.5	N	Y									Y*		N					N		
ARR, RR-1, SEU, RRMH-1	N		Y									Y*		N				N		
SR, TR-2	N			Y									Y*		N				N	
EU, EU-1, EU-2, RU-1-13, RU-1-11, TR-	N				Y									Y*		N				N

1, RA-2-4, RU-2-4					
RU-1-7, RU-1-9, TR-1-A, TR-3, TRC-1, RU-2-6, RA-2-6	N	Y	Y*	N	N
RU-2-8, RA-2-8, RA-2-10, RU-2-10	N	Y	Y*	N	N
RU-2-12, RU-2-15	N	Y	Y*	N	N
RU-2-30	N	Y	Y*	N	N
BU-1-A, IN	Y**		Y**	N	N
RP	N	Y**	Y	N	N
BU-1, TU-1, TU-2	N		N	Y	N
BU-2	N		N	Y	Y**
PBP	N		N	Y	Y
PIP	N		N	Y	N
IU, IU-1	N		N	N	Y
EA, GML	Y		Y	Y	Y

Land Use Designations	
Agric—Agriculture	NC—Neighborhood Commercial
Res 1:2.5—Residential (one unit per 2.5 acres)	CC —Community Commercial
Res 1—Residential (one unit per acre)	PI—Planned Industrial
Res 2—Residential (two units per acre)	H/L—Heavy/Light Industrial
Res 4—Residential (four units per acre)	PUB—Public Facilities
Res 6—Residential (six units per acre)	REC—Recreation
Res 10—Residential (ten units per acre)	PR CON—Private Conservation
Res 15—Residential (fifteen units per acre)	PUB CON—Public Conservation
Res 30—Residential (thirty units per acre)	
<i>Explanation of Symbols</i>	
Y—Yes, classification may be considered.	
Y*—Yes, classification may be considered, if permitted by Policy 2.13 of the Future Land Use Element.	
Y**—Yes, classification may be considered if use is transitional, per Policy 2.14 or if permitted by Policy 2.17 of the Future Land Use Element, as applicable.	
N—No, classification may not be considered.	

(Code 1979, § 14-20.07; Ord. No. 99-07, § 8, 1-28-99; Ord. No. 2000-38, § 1, 8-1-00; Ord. No. 2002-01, § 4, 1-8-02; Ord. No. 04-29, § 2, 8-5-04; Ord. No. 2018-27, § 3, 12-4-18)



MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY

March 31, 2022

ITEM III.A.

AGENDA REPORT ITEM: Annual Audit
PROJECT: Annual Audit Report October 1 2020 ending September 30 2021
Requested Action: Approve Annual Audit
Summary Explanation & Background:
<p>Under Section 189.012 (6), Florida State Statute, Community Redevelopment Agencies such as the Merritt Island Redevelopment Agency are considered a separate unit of local government created for a special purpose which has jurisdiction to operate within a limited geographic boundary and is created by general law, special act, local ordinance or by rule of the Governor and Cabinet. As such MIRA is considered as a component unit part of Brevard County Government.</p> <p>Pursuant to section 163.387(8), Florida Statutes, as amended by Chapter 2019-163, section 8, Laws of Florida, effective for audits for fiscal years beginning October 1, 2019, and thereafter, each community redevelopment agency (CRA) with revenues or a total of expenditures and expenses in excess of \$100,000 must provide for their own separate financial audit. Such audits must include a finding by the auditor as to whether the CRA complied with sections 163.387(6) and (7), Florida Statutes. Pursuant to section 163.387(8)(c), Florida Statutes, the CRA financial audit report must accompany the annual financial report submitted to the Department of Financial Services by the county or municipality. Section 163.387(8), Florida Statutes, requires that CRA financial audits be conducted in accordance with the Rules of the Auditor General.</p> <p>As a Special Dependent District, the MIRA financial audit is to be separate from the financial audit of the county or municipality that created the CRA, but is to be included within their reporting entities as a component unit. The separate CRA financial audit report must include the financial statements required by section 163.387(8)(b)2., Florida Statutes. Pursuant to Florida Auditor General Rule 10.557(3), the CRA financial audit report must include basic financial statements, notes to the financial statements, and management's discussion and analysis and other required supplementary information. CRA Stand-Alone Finance Statements Guidance is available on the Florida Auditor General website.</p>
Fiscal Impact: None
Exhibits Attached: Annual Audit



June 28, 2021

Merritt Island Redevelopment Agency
c/o Larry Lallo
2575 N. Courtenay Parkway, Suite 207
Merritt Island, Florida 32953

Dear Mr. Lallo:

This engagement letter between Merritt Island Redevelopment Agency (hereafter referred to as the "Agency" or "you" or "your" or "management") and Cherry Bekaert LLP (the "Firm" or "Cherry Bekaert" or "we" or "us" or "our") sets forth the nature and scope of the services we will provide, the Agency's required involvement and assistance in support of our services, the related fee arrangements, and other Terms and Conditions, which are attached hereto and incorporated by reference, designed to facilitate the performance of our professional services and to achieve the mutually agreed upon objectives of the Agency.

SUMMARY OF SERVICES

We will provide the following services to the Agency as of and for the year ended September 30, 2021:

Audit and attestation services

1. In accordance with Section 163.387(8), Florida Statutes, we will audit the financial statements of the Agency as of and for the year ended September 30, 2021, including the assets, liabilities, revenues and expenditures/expenses of the Agency. We will express an opinion on these financial statements as of and for the year ended September 30, 2021.
2. We will apply limited procedures to the management's discussion and analysis (MD&A) and required supplementary information, which will consist of inquiries of Agency's management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the financial statements.
3. In accordance with Section 163.387(8), Florida Statutes, we will examine the Agency's compliance with requirements of Sections 163.387 (6) and (7), Florida Statutes. Our examination will include examining, on a test basis, evidence of the Agency's compliance with aforementioned Florida Statute sections, and other procedures we consider necessary to enable us to express our opinion. We will express an opinion on the examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants for the year ended September 30, 2021.
4. Nonattest accounting and other services--we will assist in the preparation of the financial statements and related notes.

Merritt Island Redevelopment Agency

June 28, 2021

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Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America; and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and will include tests of accounting records and other procedures as deemed necessary to enable us to express such an opinion. We will issue a written report upon completion of our audit of the Agency's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express opinions or issue reports, or may withdraw from this engagement.

AGENCY'S MANAGEMENT RESPONSIBILITIES RELATED TO THE AUDIT AND EXAMINATION

The Agency's management is responsible for designing, implementing, and maintaining effective internal controls, including evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that the Agency's management and financial information is reliable and properly reported. The Agency's management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

The Agency's management is responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which it is aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit and examination, and (3) unrestricted access to persons within the Agency from whom we determine it necessary to obtain evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Agency involving (1) the Agency's management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Agency received in communications from employees, former employees, grantors, regulators, or other. In addition, you are responsible for identifying and ensuring that the Agency complies with applicable laws, regulations contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, or grant agreements that we report.

Merritt Island Redevelopment Agency
June 28, 2021
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If the foregoing is in accordance with your understanding, please sign a copy of this letter in the space provided and return it to us. No change, modification, addition, or amendment to this letter shall be valid unless in writing and signed by all parties. The parties agree that this letter may be electronically signed and that the electronic signatures will be deemed to have the same force and effect as handwritten signatures.

If you have any questions, please call Ronald A. Conrad at 407.423.7911.

Sincerely,

CHERRY BEKAERT LLP



ATTACHMENT – Engagement Letter Terms and Conditions

MERRITT ISLAND REDEVELOPMENT AGENCY

ACCEPTED BY: Larry Lallo

TITLE: Executive Director

DATE: 08/25/2021

transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by the Agency's management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Agency or to acts by the Agency's management or employees acting on behalf of the Agency. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits, nor do they expect auditors to provide reasonable assurance of detecting waste and abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or major programs. However, we will inform the appropriate level of the Agency's management of any material errors and fraud, or illegal acts that come to our attention during the course of our audit. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditor is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditor.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, creditors and financial institutions. We will request written representations from the Agency's attorneys as part of the engagement, and they may bill the Agency for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

AUDIT PROCEDURES – INTERNAL CONTROLS

Our audit will include obtaining an understanding of the Agency and its environment, including internal controls, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control, including cybersecurity, and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to the Agency's management and those charged with governance internal control related matters that are required to be communicated under American Institute of Certified Public Accountants ("AICPA") professional standards, and *Government Auditing Standards*.

AUDIT PROCEDURES - COMPLIANCE

As part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the Agency's compliance with provisions of applicable

COMMUNICATIONS

At the conclusion of the audit engagement, we may provide the Agency's management and those charged with governance a letter stating any significant deficiencies or material weaknesses which may have been identified by us during the audit and our recommendations designed to help the Agency make improvements in its internal control structure and operations related to the identified matters discovered in the financial statement audit. As part of this engagement, we will ensure that certain additional matters are communicated to the appropriate members of the Agency. Such matters include (1) our responsibility under GAAS; (2) the initial selection of and changes in significant accounting policies and their application; (3) our independence with respect to the Agency; (4) the process used by Agency's management in formulating particularly sensitive accounting estimates and the basis for our conclusion regarding the reasonableness of those estimates; (5) audit adjustments, if any, that could, in our judgment, either individually or in the aggregate be significant to the financial statements or our report; (6) any disagreements with the Agency's management concerning a financial accounting, reporting or auditing matter that could be significant to the financial statements; (7) our views about matters that were the subject of the Agency's management's consultation with other accountants about auditing and accounting matters; (8) major issues that were discussed with the Agency's management in connection with the retention of our services, including, among other matters, any discussions regarding the application of accounting principles and auditing standards; and (9) serious difficulties that we encountered in dealing with the Agency's management related to the performance of the audit.

OTHER MATTERS

Access to working papers

The working papers and related documentation for the engagement are the property of the Firm and constitute confidential information. We have a responsibility to retain the documentation for a period of time to satisfy legal or regulatory requirements for records retention. It is our policy to retain all workpapers and client information for seven years from the date of issuance of the report. It is our policy to retain emails and attachments to emails for a period of 12 months, except as required by any governmental regulation. Except as discussed below, any requests for access to our working papers will be discussed with you prior to making them available to requesting parties. Any parties seeking access to our working papers must agree to sign our standard access letter.

We may be requested to make certain documentation available to regulators, governmental agencies (e.g., SEC, PCAOB, HUD, DOL, etc.), or their representatives ("Regulators") pursuant to law or regulations. If requested, access to the documentation will be provided to the Regulators. The Regulators may intend to distribute to others, including other governmental agencies, our working papers and related documentation without our knowledge or express permission. You hereby acknowledge and authorize us to allow Regulators access to and copies of documentation as requested. In addition, our Firm, as well as all other major accounting firms, participates in a "peer review" program covering our audit and accounting practices as required by the AICPA. This program requires that once every three years we subject our quality assurance practices to an examination by another accounting firm. As part of the process, the other firm will review a sample of our work. It is possible that the work we perform for the Agency may be selected by the other firm for their review. If it is, they are bound by professional standards to keep all information confidential. If you object to having the work we do for you reviewed by our peer reviewer, please notify us in writing.

Electronic transmittals

During the course of our engagement, we may need to electronically transmit confidential information to each other, within the Firm, and to other entities engaged by either party. Although email is an efficient way to communicate, it is not always a secure means of communication and thus, confidentiality may be compromised. As an alternative, we recommend using our Client Portal ("Portal") to transmit documents. Portal allows the Agency, us, and other involved entities to upload and download documents in a secure location. You agree to the use of email, Portal, and other electronic methods to transmit and receive

Attachment - Page 6

ready on the agreed-upon dates can result in expensive downtime for our professionals. Any last minute schedule changes that result in downtime for our professionals could result in additional fees. Our estimated fee does not include assistance in bookkeeping or other accounting services not previously described. If for any reason the Agency is unable to provide such schedules, information, and assistance, the Firm and the Agency will mutually revise the fee to reflect additional services, if any, required of us to achieve these objectives.

The estimated fees contemplate that the Agency will provide adequate documentation of its systems and controls related to significant transaction cycles and audit areas.

In providing our services, we will consult with the Agency with respect to matters of accounting, financial reporting, or other significant business issues as permitted by professional standards. Accordingly, time necessary to affect a reasonable amount of such consultation is reflected in our fee. However, should a matter require research, consultation, or audit work beyond that amount, the Firm and the Agency will agree to an appropriate revision in our fee.

The estimated fees are based on auditing and accounting standards effective as of the date of this engagement letter and known to apply to the Agency at this time, but do not include any time related to the application of new auditing or accounting standards that impact the Agency for the first time. If new auditing or accounting standards are issued subsequent to the date of this letter and are effective for the period under audit, we will estimate the impact of any such standard on the nature, timing, and extent of our planned audit procedures and will communicate with the Agency concerning the scope of the additional procedures and the estimated fees.

The Agency agrees to pay all costs of collection (including reasonable attorneys' fees) that the Firm may incur in connection with the collection of unpaid invoices. In the event of nonpayment of any invoice rendered by us, we retain the right to (a) suspend the performance of our services, (b) change the payment conditions under this engagement letter, or (c) terminate our services. If we elect to suspend our services, such services will not be resumed until your account is paid. If we elect to terminate our services for nonpayment, the Agency will be obligated to compensate us for all time expended and reimburse us for all expenses through the date of termination.

This engagement letter sets forth the entire understanding between the Agency and the Firm regarding the services described herein and supersedes any previous proposals, correspondence, and understandings whether written or oral. Any subsequent changes to the terms of this letter, other than additional billings, will be rendered in writing and shall be executed by both parties. Should any portion of this engagement letter be ruled invalid, it is agreed that such invalidity will not affect any of the remaining portions.

**MERRITT ISLAND REDEVELOPMENT
AGENCY
(A COMPONENT UNIT OF BREVARD
COUNTY, FLORIDA)**

FINANCIAL STATEMENTS

As of and for the Year Ended September 30, 2021

*And Reports of Independent Auditor and Supplementary
Reports*

**MERRITT ISLAND REDEVELOPMENT AGENCY
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Report of Independent Auditor

To the Honorable Board of Directors
Merritt Island Redevelopment Agency
Merritt Island, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and the general fund of Merritt Island Redevelopment Agency (the "Agency"), a component unit of Brevard County, Florida, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and the general fund of the Agency as of September 30, 2021, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquires of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquires, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated **March 30, 2022**, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Orlando, Florida
March 30, 2022

MERRITT ISLAND REDEVELOPMENT AGENCY MANAGEMENT'S DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2021

As management of the Merritt Island Redevelopment Agency (the "Agency"), we offer readers of the Agency's financial statements this narrative overview and analysis of the Agency's financial activities for the fiscal year ended September 30, 2021. We encourage readers to consider the information presented here in conjunction with additional information that has been furnished in the financial statements and notes to the financial statements.

The Agency is a discretely presented component unit of Brevard County, Florida (the "County"), and the financial information detailed in this report is also contained in the Brevard County, Florida Annual Comprehensive Financial Report.

Financial Highlights

- The Agency's assets exceeded its liabilities at September 30, 2021 by \$3,337,491 (net position). All of this amount is restricted as the funds are to be used solely for revitalization projects located within the boundaries of the Agency.
- The Agency's net position decreased by \$719,279, compared to the previous year's amount.

Overview of the Financial Statements

Management's discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. The Agency's basic financial statements comprise three components: 1) government-wide financial statements, 2) general fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Agency's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The statement of activities presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, expenses are reported in this statement for some items where the related cash outflow will occur in future fiscal periods.

General fund. The general fund is used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, the general fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of the general fund is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the general fund with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Agency's near-term financing decisions. Both the general fund balance sheet and the general fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between general fund and governmental activities.

**MERRITT ISLAND REDEVELOPMENT AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SEPTEMBER 30, 2021

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are an integral part of the basic financial statements.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain supplementary information.

The Agency adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Agency, assets exceeded liabilities by \$3,337,491 at the close of the most recent fiscal year. This compares with \$4,056,770 at the close of the previous fiscal year, a decrease of \$719,279.

The change in net position can primarily be attributed to the following factors:

- Cash equivalents decreased \$747,997 during fiscal year 2021 as a result of additional construction projects and changes in other balance sheet items.
- Total liabilities decreased \$64,143 primarily as a result of timing of vouchers and contracts payable and decreased accrued personnel costs.

	Net Position	
	2021	2020
Assets		
Current assets	\$ 3,689,527	\$ 4,472,949
Total assets	<u>\$ 3,689,527</u>	<u>\$ 4,472,949</u>
Liabilities		
Current liabilities	\$ 189,879	\$ 232,474
Noncurrent liabilities	162,157	183,705
Total liabilities	<u>\$ 352,036</u>	<u>\$ 416,179</u>
Net position		
Restricted:		
Merritt Island	\$ 3,337,491	\$ 4,056,770
Total net position	<u>\$ 3,337,491</u>	<u>\$ 4,056,770</u>

**MERRITT ISLAND REDEVELOPMENT AGENCY
MANAGEMENT'S DISCUSSION AND ANALYSIS**

SEPTEMBER 30, 2021

Governmental Activities

Governmental activities decreased the Agency's net position by \$719,279 in fiscal year 2021, compared to an increase of \$1,006,586 in the prior fiscal year. Total revenues decreased by \$610,574 from last year primarily as a result of a \$422,370 prior year conveyance of unspent funding from the County to the Agency and a \$155,929 decrease in tax increment revenues.

Total expenses increased by \$1,115,291, primarily as a result of many more redevelopment initiatives underway in fiscal year 2021, including grants to individual and private organization property owners to convert to the County's sewer system, construction on the Veterans' Memorial Park and various other projects.

	Changes in Net Position	
	2021	2020
Revenues		
General revenues:		
Taxes	\$ 1,217,484	\$ 1,373,413
Other general revenues	165,032	619,677
Total general revenues	<u>1,382,516</u>	<u>1,993,090</u>
Expenses		
Program expenses	<u>2,101,795</u>	<u>986,504</u>
Change in net position	(719,279)	1,006,586
Net position beginning	<u>4,056,770</u>	<u>3,050,184</u>
Net position ending	<u>\$ 3,337,491</u>	<u>\$ 4,056,770</u>

Economic Factors and Conditions

The Agency's major source of revenue, taxes, are based on Brevard County's property tax collections, which are affected by property values and millage rates set by the County.

Requests for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in such. Questions concerning any of the information should be addressed to the Executive Director, 2575 N. Courtenay Parkway, Suite 207, Merritt Island, Florida 32953.

BASIC FINANCIAL STATEMENTS

DRAFT

MERRITT ISLAND REDEVELOPMENT AGENCY
STATEMENT OF NET POSITION

SEPTEMBER 30, 2021

ASSETS

Cash equivalents	\$ 3,643,402
Due from other governmental units	46,125
Total Assets	\$ 3,689,527

LIABILITIES

Vouchers and contracts payable	\$ 189,879
Noncurrent Liabilities:	
Due within one year:	
Accrued compensated absences	2,058
Due in more than one year:	
Accrued compensated absences	17,105
Accrued personnel costs	142,994
Total Noncurrent Liabilities	162,157
Total Liabilities	\$ 352,036

NET POSITION

Restricted for:	
Merritt Island	\$ 3,337,491
Total Net Position	\$ 3,337,491

The accompanying notes to the financial statements are an integral part of these statements.

MERRITT ISLAND REDEVELOPMENT AGENCY
STATEMENT OF ACTIVITIES

YEAR ENDED SEPTEMBER 30, 2021

General Revenues:	
Taxes - other	\$ 1,217,484
Contributions	50,000
Intergovernmental	81,125
Miscellaneous	33,907
Total General Revenues	<u>1,382,516</u>
Program expenses	<u>2,101,795</u>
Change in net position	(719,279)
Net position, beginning of the year	<u>4,056,770</u>
Net position, end of the year	<u>\$ 3,337,491</u>

The accompanying notes to the financial statements are an integral part of these statements.

MERRITT ISLAND REDEVELOPMENT AGENCY
BALANCE SHEET –
GENERAL FUND

SEPTEMBER 30, 2021

ASSETS	
Cash equivalents	\$ 3,643,402
Due from other governmental units	46,125
Total Assets	\$ 3,689,527
LIABILITIES	
Vouchers and contracts payable	\$ 189,879
FUND BALANCE	
Restricted	3,499,648
Total Liabilities and Fund Balance	\$ 3,689,527
Reconciliation of the Balance Sheet to the Statement of Net Position:	
Amounts reported in the statement of net position differ from amounts reported above as follows:	
Fund Balance - General Fund	\$ 3,499,648
Long-term liabilities are not due and payable in the current period and, therefore, are not reported above.	(162,157)
Net position of governmental activities	\$ 3,337,491

The accompanying notes to the financial statements are an integral part of these statements.

MERRITT ISLAND REDEVELOPMENT AGENCY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
GENERAL FUND

YEAR ENDED SEPTEMBER 30, 2021

Revenues:	
Taxes - other	\$ 1,217,484
Contributions	50,000
Intergovernmental	81,125
Miscellaneous	33,907
Total Revenues	<u>1,382,516</u>
Expenditures:	
Economic environment	<u>2,123,343</u>
Total Expenditures	<u>2,123,343</u>
Net change in fund balance	(740,827)
Fund balance, beginning	<u>4,240,475</u>
Fund balance, ending	<u>\$ 3,499,648</u>

Reconciliation of the Statement of Revenues, Expenditures, and
Changes in Fund Balances of the General Fund to the Statement of Activities:

Amounts reported for governmental activities in the statement of activities
are different because:

Net change in fund balance-general fund	\$ (740,827)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>21,548</u>
Change in net position of governmental activities	<u>\$ (719,279)</u>

MERRITT ISLAND REDEVELOPMENT AGENCY

NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

Note 1—Summary of significant accounting policies

Merritt Island Redevelopment Agency (the "Agency") was established pursuant to Section 163.387, Florida Statutes, and Ordinance 89-28, as amended by 90-188. The Agency's primary activity is the redevelopment in the Merritt Island area through the collection of incremental taxes.

The Agency is funded primarily by tax increment revenues collected and remitted by the Brevard County, Florida, Tax Collector. 95% of the tax revenues generated as a result of increases on property values ("tax increment") within the redevelopment area boundaries are placed in the Agency's Trust Fund.

The accounting policies of the Agency conform to accounting principles generally accepted in the United States of America. The following is a summary of the more significant policies:

Reporting Entity – The Agency is a legally separate entity with no component units. A seven-member volunteer Board of Directors (the "Board") is responsible for providing the oversight to the Agency. All Board members are appointed by the District 2 County Commissioner of the Brevard County Board of County Commissioners. A major portion of the Agency's funding is derived from tax increment revenues. Therefore, the Agency, for financial reporting purposes, is considered a discretely presented component unit of Brevard County, Florida (the "County"). The financial statements of the Agency are included in Brevard County, Florida's Annual Comprehensive Financial Report under a discrete presentation format.

Basis of Accounting – Government fund financial statements are organized for reporting purposes on the basis of a general fund, the Agency's major fund, which accounts for all activities of the Agency and is accounted for using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available as net current assets. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Agency considers all revenues available if collected within 60 days after year-end. Expenditures are recognized when the related fund liability is incurred.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Fund Balance / Net Position – Fund balance for the Agency is reported in classifications that comprise a hierarchy based primarily on the extent to which the Agency is bound to honor constraints on the specific purposes for which amounts of the fund can be spent. Fund balances are classified either as nonspendable or as spendable. Spendable fund balances are further classified in a hierarchy based on the extent to which there are external and internal constraints on the spending of these fund balances. These classifications are described as follows:

Nonspendable fund balances include amounts that cannot be spent because they are not in spendable form or legally or contractually required to be maintained intact. As of September 30, 2021, the Agency did not have any fund balance that was classified as nonspendable.

Spendable fund balances are classified based on a hierarchy of the Agency's ability to control the spending of these fund balances.

Restricted fund balances are fund balance amounts that are constrained for specific purposes by external parties, such as creditors, grantors or contributors; constitutional provisions; or enabling legislation.

MERRITT ISLAND REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

Note 1—Summary of significant accounting policies (continued)

Committed fund balances are fund balances constrained for specific purposes by formal action of the District's highest level of decision making authority. Committed fund balances are reported pursuant to resolutions approved by the Governing Board and can only be modified or rescinded through resolutions approved by the Governing Board.

Assigned fund balances are fund balances intended to be used for specific purposes, but which are neither restricted nor committed.

Unassigned fund balances represent the residual positive fund balance within the general fund, which has not been assigned to other funds and has not been restricted, committed, or assigned.

For purposes of fund balance classification, the Agency considers restricted funds to have been spent first when both restricted and unrestricted fund balance is available, followed in order by committed, assigned and unassigned amounts, as applicable.

The government-wide financial statements utilize a net position presentation. Net position can be categorized as net investment in capital assets, restricted or unrestricted. The Agency does not have any net position categorized as net investment in capital assets or unrestricted as of September 30, 2021. Restricted net position represents amounts that are restricted by requirement of enabling legislation. When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, and then unrestricted resources as they are needed.

Accrued Compensated Absences – It is the Agency's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. All vacation and a portion of sick pay is accrued when earned and a liability is reported in the government-wide financial statements. A liability is reported in the governmental funds only if a liability results from employee resignations/retirements and they are to be paid with current operating funds. Estimates have been utilized to determine the amount to report as the current portion.

Accrued Personnel Costs – The statement of net position includes a noncurrent liability related to accrued personnel costs. This represents the Agency's liability for pension and other postemployment fringe benefit costs related to the Agency's contracted use of County employees

Budget – On or before September 30 of each year, the Agency's Board adopts an annual budget sufficient to support the anticipated work program for the year. The budget includes revenues from all sources legitimately available to the Agency. The Agency's Board can legally amend the budget to the extent deemed necessary, provided the budget remains in balance at the fund level. Agency management other than the Board cannot amend or transfer appropriations. For the year ended September 30, 2021, no excess of expenditures over appropriations at the legal level of budgetary control occurred.

The budget is adopted on a basis consistent with accounting principles generally accepted in the United States.

Use of Estimates – The preparation of the financial statements requires management to make use of estimates that affect reported amounts. Actual results could differ from those estimates.

MERRITT ISLAND REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

Note 2—Cash equivalents

All funds of the Agency are invested with the County's cash and investment pool, which consists of the County's cash and investments and that of the component units. There are no restrictions on the Agency's ability to withdraw funds from the County's pool, so all amounts are considered cash equivalents. All cash equivalents are stated at fair value, based on the Agency's investment portion of the fair value of the County's pooled investments. The County's investment pool is not rated.

The Agency's investment policy is established in accordance with the Sections 125.01 and 218.415, Florida Statutes. The policy permits investing directly in, or through the County's investment pool, which is authorized to invest in the following: State Board of Administration, State of Florida, direct obligations of the United States Government, obligations of the different agencies of the Federal Government, Corporate Notes, Commercial Paper, Municipal Bonds, Intergovernmental Investment Pools, Supranationals, Asset-Backed Securities, Multi-Asset Class Portfolio Investments (including both Domestic and International Equities, Emerging Market Debt, Real Estate Investment Trusts-REITS, and Treasury Inflation Protected Securities- TIPS), Registered Investment Companies (Mutual Funds) and time deposits or savings accounts of financial institutions under federal and state regulation.

Note 3—Summary of long-term liabilities

The following is a summary of changes in long-term liabilities during the year ended September 30, 2021:

	October 1, 2020	Additions	Deletions	September 30, 2021	Due within one year
Governmental Activities:					
Accrued compensated absences	\$ 18,003	\$ 12,294	\$ 11,134	\$ 19,163	\$ 2,058
Accrued personnel costs	165,702	37	22,745	142,994	-
Total governmental activities long-term liabilities	<u>\$ 183,705</u>	<u>\$ 12,331</u>	<u>\$ 33,879</u>	<u>\$ 162,157</u>	<u>\$ 2,058</u>

Accrued compensated absences and accrued personnel costs are liquidated with resources of the same fund that has paid the applicable employees regular salaries and fringe benefits.

Note 4—Related party transactions

The Agency is a discretely presented component unit of Brevard County, Florida. For the year ended September 30, 2021, the Agency's tax increment revenues include \$1,217,484 received from the County.

MERRITT ISLAND REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS

SEPTEMBER 30, 2021

Note 5—Community redevelopment agency

As explained in Note 1, Merritt Island Redevelopment Agency is a discretely presented component unit in the County's Annual Comprehensive Financial Report. As required by Florida Statute, additional information regarding Agency's financial activity during the year ended September 30, 2021 is as follows:

Sources of Deposits	
County tax increment	\$1,217,484
Contributions	50,000
Intergovernmental	116,550
Miscellaneous	33,907
Total deposits	<u>\$1,417,941</u>
Purpose of Withdrawals	
Economic environment	<u>\$2,165,938</u>

The Agency does not have pledged incremental revenues or has not incurred any debt to carry out its activities.

REQUIRED SUPPLEMENTARY INFORMATION

DRAFT

MERRITT ISLAND REDEVELOPMENT AGENCY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL - GENERAL FUND

YEAR ENDED SEPTEMBER 30, 2021

	Budget		Actual	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Taxes - other	\$ 1,217,484	\$ 1,217,484	\$ 1,217,484	\$ -
Contributions	-	-	50,000	50,000
Intergovernmental	140,163	175,163	81,125	(94,038)
Miscellaneous	35,000	35,000	33,907	(1,093)
Total Revenues	1,392,647	1,427,647	1,382,516	(45,131)
Expenditures:				
Economic environment	5,914,918	5,615,998	2,123,343	3,492,655
Total Expenditures	5,914,918	5,615,998	2,123,343	3,492,655
Net change in fund balance	(4,522,271)	(4,188,351)	(740,827)	(3,537,786)
Fund balance, beginning	4,522,271	4,188,351	4,240,475	52,124
Fund balance, ending	\$ -	\$ -	\$ 3,499,648	\$ 3,499,648

SUPPLEMENTARY REPORTS

DRAFT

**Report of Independent Auditor on Internal Control over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

To the Honorable Board of Directors
Merritt Island Redevelopment Agency
Merritt Island, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the general fund of Merritt Island Redevelopment Agency (the "Agency"), a component unit of Brevard County, Florida, as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated March 30, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Orlando, Florida
March 30, 2022

DRAFT

Independent Auditor's Management Letter

To the Honorable Board of Directors
Merritt Island Redevelopment Agency
Merritt Island, Florida

Report of the Financial Statements

We have audited the financial statements of the governmental activities and the general fund of Merritt Island Redevelopment Agency (the "Agency"), a component unit of Brevard County, Florida, as of and for the year ended September 30, 2021, and have issued our report thereon dated March 30, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Report of Independent Auditor on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*, and Report of Independent Accountant on Compliance with Local Government Investment Policies and Community Redevelopment Agency Requirements. Disclosures in those reports, which are dated March 30, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. No findings or recommendations were made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Such disclosure is included in the notes to the financial statements. There were no component units related to the Agency.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the Agency has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, the results of our tests did not indicate the Agency met any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the Agency. It is management's responsibility to monitor the Agency's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Agency provided the following information (unaudited):

- a. The total number of Agency employees compensated in the last pay period of the fiscal year as 3.
- b. There are no independent contractors to whom nonemployee compensation was paid in the last month of the Agency's fiscal year.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$172,173.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as none.
- e. Each construction project with a total cost of at least \$65,000 approved by the Agency that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as listed below:

Project Name	Budget	Inception Date	Expenditures to Date
Project A	\$ 100,000	10/1/2020	\$ 1
Project B	100,000	10/1/2020	1
Project C	100,000	10/1/2020	1

- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the Agency amends a final adopted budget under Section 189.016(6), Florida Statutes, as \$ _____.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

The purpose of this management letter is to communicate certain matters prescribed by Chapter 10.550, Rules of the Auditor General. Accordingly, this management letter is not suitable for any other purpose.

Orlando, Florida
March 30, 2022

**Report of Independent Accountant on Compliance with
Local Government Investment Policies and Community
Redevelopment Agency Requirements**

To the Honorable Board of Directors
Merritt Island Redevelopment Agency
Merritt Island, Florida

We have examined Merritt Island Redevelopment Agency's (the "Agency") compliance with the local government investment policy requirements of Section 218.415, Florida Statutes, and the community redevelopment agency requirements of Section 163.387, Florida Statutes, during the year ended September 30, 2021. Management of the Agency is responsible for the Agency's compliance with the specified requirements. Our responsibility is to express an opinion on the Agency's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the Agency's compliance with the specified requirements.

In our opinion, the Agency complied, in all material respects, with the local investment policy requirements of Section 218.415, Florida Statutes, and the community redevelopment agency requirements of Section 163.387, Florida Statutes, during the year ended September 30, 2021.

The purpose of this report is to comply with the audit requirements of Sections 218.415 and 163.387, Florida Statutes, and Rules of the Auditor General.

Orlando, Florida
March 30, 2022



MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY

March 31, 2021

ITEM III.B.

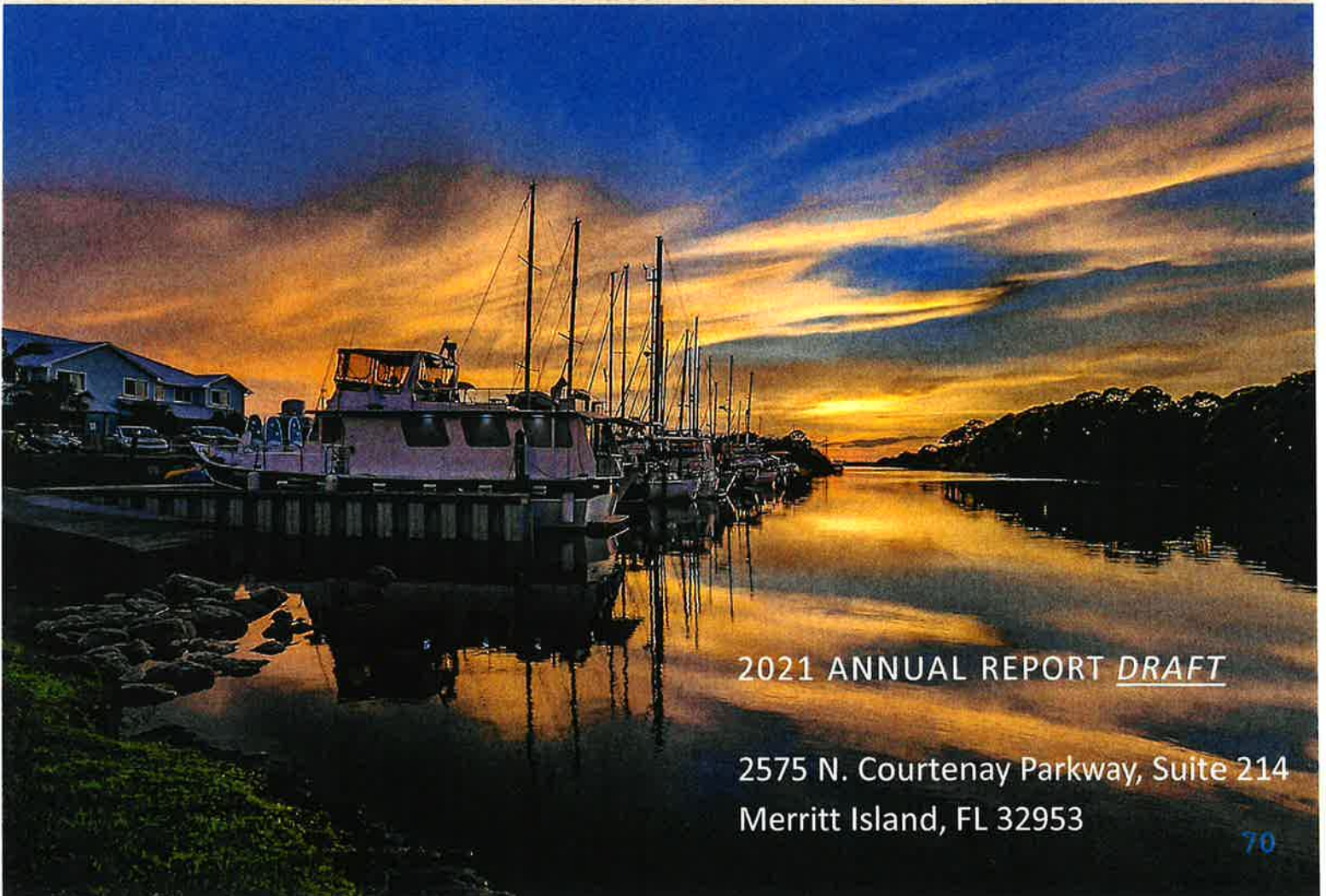
AGENDA REPORT ITEM: New Business
PROJECT: Annual Report FY 2021 – 2022
Requested Action: Approve Annual Report
Summary Explanation & Background:
<p>Florida State Statutes 163.371 Requires that Community Redevelopment Agencies complete an Annual Report for the previous Fiscal Year by March 31 of each Year. The Annual Report must be filed with the county or municipality that created the agency and the Agency must publish the report on the agency's website.</p> <p>The Annual Report must include the following information:</p> <ol style="list-style-type: none"> (1) The most recent complete audit report of the redevelopment trust fund as required in s. 163.387(8). If the audit report for the previous year is not available by March 31, a community redevelopment agency shall publish the audit report on its website within 45 days after completion. (2) The performance data for each plan authorized, administered, or overseen by the community redevelopment agency as of December 31 of the reporting year, including the: <ol style="list-style-type: none"> a. Total number of projects started and completed and the estimated cost for each project. b. Total expenditures from the redevelopment trust fund. c. Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created. d. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year. e. Total amount expended for affordable housing for low-income and middle-income residents. f. A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.
Fiscal Impact: None
Exhibits Attached: Annual Report



MERRITT ISLAND
REDEVELOPMENT AGENCY

Discover

An island of opportunities.



2021 ANNUAL REPORT DRAFT

2575 N. Courtenay Parkway, Suite 214
Merritt Island, FL 32953

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REDEVELOPMENT AGENCY**

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WHAT IS A COMMUNITY REDEVELOPMENT AGENCY (CRA)



**MERRITT ISLAND
REDEVELOPMENT AGENCY**

A CRA is created when there is a presence of blight, substandard or inadequate: structures lots, affordable housing, storm water infrastructure; insufficient roadways, open space/parks; parking in an area. The CRA mission is broad, involving beautification, environmental conservation, and facilitating redevelopment within in accordance with its Redevelopment Plan.

- MIRA is a Community Redevelopment Agency (CRA) established under the following regulations:
 - Florida law, Chapter 189 Uniform Special District Accountability Act
 - Florida law, Chapter 163, Part III

Why is this important?

Highly urbanized areas in decline can become a burden to local government and the declining area affects multiple aspects of the community, while often requiring more services from the County. Management of a Redevelopment Plan can dramatically improve the quality of life and the tax base, leveraging a substantial return on investment.

TRADITIONAL CRA PROJECTS

- | | |
|--|---------------------------------------|
| • Stormwater Treatment and Control Systems | • Building Renovations |
| • Park and Waterfront Improvements | • Public Parking Lots |
| • Streetscapes | • Trails and Trailheads |
| • Bike Paths | • Commercial Façade Grants |
| • Water Lines | • Brownfield Assessments |
| • Sanitary Lines | • Signage and Structural Improvements |
| • Sidewalks | • Transportation System Improvements |
| • Community Facilities | • Multimodal Improvements |



MERRITT ISLAND REDEVELOPMENT AGENCY

MISSION

MIRA's mission is to create and implement community-based redevelopment strategies that promote the quality of life for Merritt Island residents, business people, and visitors through the promotion of quality growth, economic development, redevelopment, beautification, and the preservation of Merritt Island's history, culture, and environment.



MIRA Master Redevelopment Plan

It's required by the state of Florida to have a Master Redevelopment Plan, which sets forth the programs and projects for improvement of the redevelopment area and how tax funds may be used.

MIRA was established as a Community Redevelopment Agency (CRA) in 1989

It was created by the Brevard County Board of County Commissioners

MIRA currently has four target redevelopment areas

MIRA is 1 of more than 200 CRAs in Florida

Board of Directors



- 7 Volunteer Board Members appointed by the Brevard County Board of County Commissioners
- Must be Merritt Island business people or residents

Staff



- 3 Staff Members
 - Executive Director
 - Community Redevelopment Manager
 - Executive Assistant



Redevelopment Focus Areas

- E. Merritt Island Causeway (SR 520)
- Merritt Square Mall
- Cone Road
- Barge Canal
- Courtenay Parkway (SR 3)

How is MIRA Funded?

MIRA leverages tax increment financing (TIF) (existing taxes) received from the redevelopment sub-area properties to improve the same redevelopment areas.

Funds are collected as property values increase in the redevelopment sub-areas above a base level established at the creation date of the MIRA Sub Area.

TIF funds are collected on a proportionate basis up to 95%.

No new taxes were created to fund MIRA



Barge Canal Focus Area

Courtenay Parkway (SR 3) Focus Area

Merritt Square Mall Focus Area

E Merritt Island Causeway (SR 520) Focus Area



Legend

 MIRA



Merritt Island
Redevelopment Agency

2020 Aerial



MIRA Board of Directors



Chairman
Marcus Herman



Member
Wendy Ellis

Vice-Chairman
Eddie Lebron



Member
Jack Ratterman



Member
Andy Barber



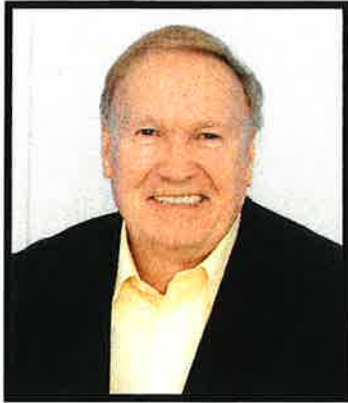
Member
Nicole Morgan



Member
Andy Smink



MIRA Staff



Executive Director
Larry Lallo



Community Redevelopment Manager
Stefani Maduskuie



Executive Assistant
Cheryl Hurren



Letter from the Executive Director

2021 was a year for planning and visioning. Several large projects, like the Veterans Memorial Park Amphitheatre, the Merritt Island Welcome Sign, and the Griffis Landing Dredging project are making large strides towards completion of architectural engineering plans and site permits. Design concepts for the Mall Core area, and a Riverwalk along the barge canal endeavor to inspire future high-quality development that could drive economic growth elevating the Island's aesthetic appearance and recreational activities. Also in collaboration with Brevard County Public Works, the Sea Ray Drive Bridge project, and the South Courtenay Pkwy improvements, are both currently in the design phase.

It was also a year that saw the completion of a number of projects where planning and funding from MIRA helped improve the quality of life for Brevard County residents. Phase II of Veterans Memorial Park improvements opened, complete with walking paths & bridges, added parking, landscaping and more. Installation of a hurricane resilient custom engineered traffic signal structure at the intersection of SR 520 and Sykes Creek Pkwy, a 1,000 gallon boat fuel tank installation at Griffis Landing, completion of the Cone Road Business Park septic to sewer program, and the remediation of landscaping on SR 3 and SR 20 are only some of the highlights.

With the economy strongly rebounding, we are experiencing a surge of interest for redevelopment projects within our Redevelopment areas. MIRA is enthusiastic about potential development projects on the horizon in 2022-2023.

Larry A. Lallo

Larry Lallo
Executive Director

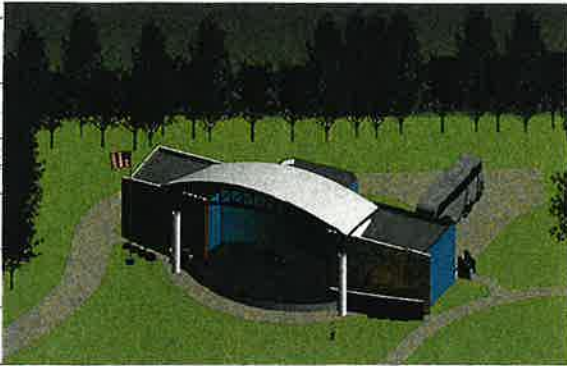


Cone Road Focus-Area



Veterans Memorial Park Amphitheatre

- Site Plan Engineering and Architectural Design Created and approved
- Site plan will include:
 - A Medal of Honor Memorial/Tribute Area
 - Additional Parking, and driveway from the Fortenberry entrance.
 - Upgraded electrical systems to accommodate park and Amphitheatre lighting, security, and vendors events, for up to 5,000 persons.
 - Construction is scheduled to commence in 2023.



Veteran's Memorial Park

- Phase 2 of the park opened in March with a ribbon cutting
- \$1.4M contribution from MIRA went to sidewalks, boardwalks, environmentally friendly parking lot, first stage of landscaping
- A \$50,000 charitable gift from a donor was received by MIRA to create a special landscaping area and the bidding for installation is in process
- New Playground Equipment with Shade Canopies



The Brevard Veterans Council (BVC) has greatly appreciated the partnership, support and trust the county, particularly MIRA, has shared with us. MIRA has been the catalyst, with BVC on their team, to leverage MIRA, County, Tourist Development and other funds to create and improve the best Center and Veterans Memorial Park in Florida.” – Donn Weaver, Chairman, Brevard Veterans Council



Cone Road Business Park Project

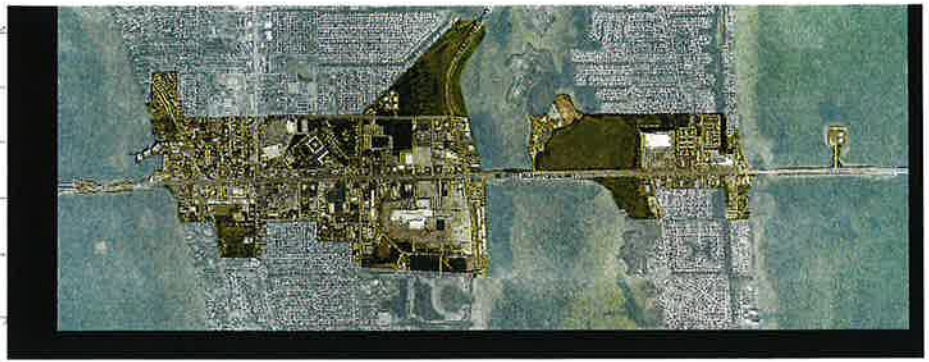
- Submitted final reports to St. Johns River Management District for \$912,255 grant and a final report was submitted to FL Department of Environmental Protection (FDEP) for \$400,000 septic to sewer grant
- MIRA successfully abandoned 60 septic tanks in the Cone Road area and connected the businesses to the sanitary treatment system, preventing 2,500 pounds of nitrogen going into the lagoon annually



SR 520 Focus-Area



MERRITT ISLAND
REDEVELOPMENT AGENCY



Griffis Landing

In cooperation with Brevard County Natural Resources, Boating and Waterways division:

Doc's Bait House - Resiliency Improvements and Replacement of a deteriorating flat roof, and supporting systems.

Ms. Apples Crab Shack - Design charrette completed to create Concept plans to improve resiliency and renovate the current site.

Boat Fuel Dock – Installation of a 1,000 gallon fuel tank with a \$51,587 contribution commitment from MIRA.

Channel Improvements- Completion of plans and permits for channel dredging and channel markers to improve navigable access.



New Transit Shelters

- On State Route 520, and Courtenay Pkwy in partnership with Space Coast Area Transit MIRA funded four modern multi modal transit shelters. The shelters included solar powered self compacting “big belly” trash bins, bike racks, interior and exterior solar powered safety lighting, and bike repair stations, for quick bike fixes.
- MIRA is responsible for and under contract to maintain the Transit shelters and amenities.
- Plans are underway to install four additional shelters on SR 520, to replace the deteriorating 20/20 Media shelters.

Merritt Square Mall – Multi-Family / Bike Trail



Mall Area Plan Concepts

- Mixed Use Multi Family and Commercial structures
- Pedestrian and Bike friendly
- Multi Family structures of up to 8 stories
- Town Houses
- New public streets
- Creation of Town Centre
- Improved Access to Veterans Memorial Park & Amphitheatre

Courtenay Parkway Focus-Area



MERRITT ISLAND
REDEVELOPMENT AGENCY



State Route 520/ SR 3 Landscaping

- Due to traffic volume, chemical overspray, and environmental elements, MIRA Identified damaged and lost trees and plants.
- MIRA invested about \$82,000 to replace damaged and dying plants.
- Additional work to be accomplished



Merritt Island Welcome Signage 2575 N. Courtenay Parkway

- Survey, design, and fabrication complete
- Site work and permitting is underway
- Sign will be installed in 2nd Qtr. 2022.
- Additional sites are under review



Commercial Façade Grant Program

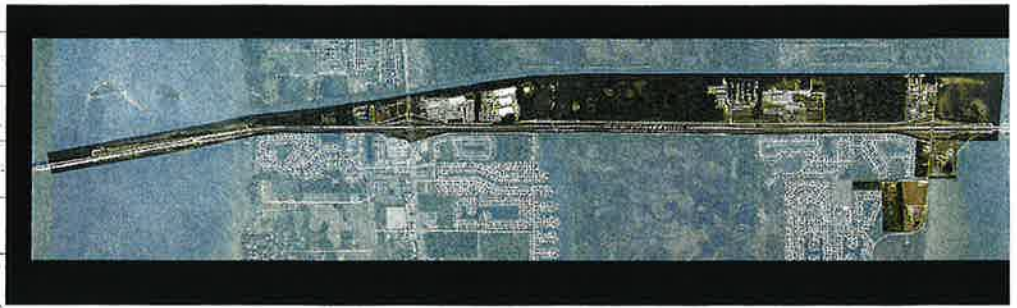
- Victoria's Restaurant was a approved and project is complete
- MIRA granted 258 N. Grove Street \$25,000 leveraging more than \$140k overall improvements
- MIRA granted 275 Magnolia Ave, a multi tenant Plaza known as the French Quarter, \$50,000 leveraging more than \$136,000 in overall improvements
- The economic shutdown slowed the program
- Façade Program will be marketed in 2023



S. Courtenay Parkway – Cone Road Improvements

- MIRA reviewed and approved project for CIP
- Project Management coordinated by Brevard County Public Works
- Nearing 30% of design and engineering completion
- MIRA will contribute funding for streetscaping, lighting, and other infrastructure aspects with up to \$1.3 MM

Barge Canal Focus-Area



MERRITT ISLAND
REDEVELOPMENT AGENCY



Sea Ray Drive Bridge

- Brevard County Public Facilities Department is moving forward with the \$5.5MM Sea Ray Drive Bridge replacement project.
- MIRA via a 10 year TIF deferral agreement is contributing \$2.75 MM over 10 years
- Total projects costs initially estimated at \$5.5 Million.
- This project will catalyze job retention for existing Sea Ray Drive businesses, stimulate future economic development projects and, improve safety by providing an alternative traffic route.
- This project is currently in the design engineering phase



Sea Ray Drive/Barge Canal

- Plan Concepts for the Barge Canal River were completed
- Present during the Planning Sessions were key property owners
- The River to River Walk would extend from Cape Crossings to the Banana River, meandering adjacent to and at the shoreline.

Other Projects

New Website and Social Media Strategy

- The process of building a Website and creating a Social Media Strategy for MIRA was initiated in 2021.
- A Web Site is statutorily required, for CRA's and will be launched in 2nd qtr. 2022.
- The website will provide tools and information in a single-source, user-friendly format that will aid in gathering area information for developers, residents, and tourists. It will spread awareness about MIRA projects, status, meeting details and more.

Business Economic Relief Grants

- During the Covid-19 Economic Shutdown, MIRA provided business outreach and awareness campaigns to connect businesses in the redevelopment areas with federal government relief funding that was provided through the Brevard County Board of County Commissioners.

2021 Site Development Plan Reviews



MERRITT ISLAND
REDEVELOPMENT AGENCY

The MIRA reviews site plans for new development and rezoning requests in the MIRA focus-areas. MIRA is a recommending body only. The Board considers the impacts to reduce blight, protect the environment, the capacity of the transportation system; economics, and cultural and neighborhood perspectives, with the goal of making recommendations that are in the best interest of the public welfare. In 2021, The MIRA Board of Directors provided input for nine new development projects.

1. Reviewed and approved 231 Parnell Street office building site plan.
2. Reviewed and approved amendment to Pioneer Point Binding Development Plan to allow for carwash.
3. Reviewed and approved Hampton Manor Senior Living Site Plan.
4. Reviewed and approved the Starbucks Site Plan.
5. Reviewed and approved 605 Oleander Dr (Cone Road Business Park) Rezoning Single Family Residential to RU1-9 to BU-2.
6. Reviewed and approved rezoning request from BU-1 to RU-2-15 for southeast corner of Palmetto Avenue and Burnwood Drive, Schwab Construction Group.
7. Reviewed and approved Launch Credit Union (415 Fortenberry Road) commercial site plan which reflected an additional 48 parking spaces as part of the existing development at the southeast corner of Fortenberry Road and South Palmetto Street.
8. Reviewed and approved Twins Car Wash site plan.
9. Reviewed Boateka SR 520 plan, recommending strict adherence to required setbacks and screening of boat storage racks from nearby homes.

2021 MIRA TAX INCREMENT FINANCING (TIF) COLLECTION



MERRITT ISLAND
REDEVELOPMENT AGENCY

TYPE	SOURCE	AMOUNT
CURRENT YEAR TAXABLE VALUE IN CRA REDEVELOPMENT AREA 1988 – B1 –E. Merritt Island Causeway	DOR DR420 TIF Sec. 1 (1)	\$363,014,434
BASE YEAR TAXABLE VALUE IN CRA	DOR DR420 TIF Sec. 1 (2)	\$124,138,790
CURRENT YEAR TAX INCREMENT VALUE	DOR DR420 TIF Sec. 1 (3)	\$238,875,644
PRIOR YEAR FINAL TAXABLE VALUE IN THE TAX INCREMENT AREA	DOR DR420 TIF Sec. 1 (4)	\$367,323,361
PRIOR YEAR TAX INCREMENT VALUE (LINE 4 MINUS LINE 2)	DOR DR420 TIF Sec. 1 (5)	\$243,184,571
PORTION ON WHICH THE PAYMENT IS BASED	DOR DR420 TIFSEC. 2 (6A)	95%
DEDICATED INCREMENT VALUE	DOR DR420 TIFSEC. 2 (6B)	\$226,931,862
AMOUNT PAID TO MIRA TRUST FUND IN PRIOR YEAR	DOR DR420 TIFSEC. 2 (6C)	\$853,153

TYPE	SOURCE	AMOUNT
CURRENT YEAR TAXABLE VALUE IN CRA REDEVELOPMENT AREA 1990 – B2 – Newfound Harbor & 520	DOR DR420 TIF Sec. 1 (1)	\$55,409,400
BASE YEAR TAXABLE VALUE IN CRA	DOR DR420 TIF Sec. 1 (2)	\$17,082,580
CURRENT YEAR TAX INCREMENT VALUE	DOR DR420 TIF Sec. 1 (3)	\$38,326,820
PRIOR YEAR FINAL TAXABLE VALUE IN THE TAX INCREMENT AREA	DOR DR420 TIF Sec. 1 (4)	\$56,422,630
PRIOR YEAR TAX INCREMENT VALUE (LINE 4 MINUS LINE 2)	DOR DR420 TIF Sec. 1 (5)	\$39,340,050
PORTION ON WHICH THE PAYMENT IS BASED	DOR DR420 TIFSEC. 2 (6A)	95%
DEDICATED INCREMENT VALUE	DOR DR420 TIFSEC. 2 (6B)	\$36,410,479
AMOUNT PAID TO MIRA TRUST FUND IN PRIOR YEAR	DOR DR420 TIFSEC. 2 (6C)	\$138,015

2021 MIRA TAX INCREMENT FINANCING (TIF) COLLECTION



MERRITT ISLAND
REDEVELOPMENT AGENCY

TYPE	SOURCE	AMOUNT
CURRENT YEAR TAXABLE VALUE IN CRA REDEVELOPMENT AREA 2005 – B3 – N. Courtenay Parkway	DOR DR420 TIF Sec. 1 (1)	\$67,233,508
BASE YEAR TAXABLE VALUE IN CRA	DOR DR420 TIF Sec. 1 (2)	\$50,549,420
CURRENT YEAR TAX INCREMENT VALUE	DOR DR420 TIF Sec. 1 (3)	\$16,684,088
PRIOR YEAR FINAL TAXABLE VALUE IN THE TAX INCREMENT AREA	DOR DR420 TIF Sec. 1 (4)	\$64,912,906
PRIOR YEAR TAX INCREMENT VALUE (LINE 4 MINUS LINE 2)	DOR DR420 TIF Sec. 1 (5)	\$14,363,486
PORTION ON WHICH THE PAYMENT IS BASED	DOR DR420 TIFSEC. 2 (6A)	95%
DEDICATED INCREMENT VALUE	DOR DR420 TIFSEC. 2 (6B)	\$15,849,884
AMOUNT PAID TO MIRA TRUST FUND IN PRIOR YEAR	DOR DR420 TIFSEC. 2 (6C)	\$50,391

TYPE	SOURCE	AMOUNT
CURRENT YEAR TAXABLE VALUE IN CRA REDEVELOPMENT AREA 2014 – B4 – Barge Canal	DOR DR420 TIF Sec. 1 (1)	\$170,714,710
BASE YEAR TAXABLE VALUE IN CRA	DOR DR420 TIF Sec. 1 (2)	\$86,165,030
CURRENT YEAR TAX INCREMENT VALUE	DOR DR420 TIF Sec. 1 (3)	\$84,549,680
PRIOR YEAR FINAL TAXABLE VALUE IN THE TAX INCREMENT AREA	DOR DR420 TIF Sec. 1 (4)	\$148,416,500
PRIOR YEAR TAX INCREMENT VALUE (LINE 4 MINUS LINE 2)	DOR DR420 TIF Sec. 1 (5)	\$62,251,470
PORTION ON WHICH THE PAYMENT IS BASED	DOR DR420 TIFSEC. 2 (6A)	95%
DEDICATED INCREMENT VALUE	DOR DR420 TIFSEC. 2 (6B)	\$80,322,196
AMOUNT PAID TO MIRA TRUST FUND IN PRIOR YEAR	DOR DR420 TIFSEC. 2 (6C)	\$218,394

Total \$1,259,953

FY 2020 – 2021 Audited Financial Statements

FY 2020 – 2021 Budget and Performance Metrics

COMMERCIAL FAÇADE INCENTIVE PROGRAM APPLICATION

The Merritt Island Redevelopment Agency (MIRA) sponsors a Commercial Façade Incentive Program to benefit commercial property owners in the MIRA Redevelopment District. Pre-application counseling may be obtained by calling the Merritt Island Redevelopment Agency at (321) 454-6610.

Applicant's Name: Alexandra Von Bobinski dba as Von B LLC

Phone: 321-452-1910 Email Address: Lexvonb@gmail.com

Applicant's Mailing Address: 275 Magnolia Ave. #8, Merritt Island, FL 32952

Address of property being improved: 275 Magnolia Ave., Merritt Island, FL 32952

Name of Business to occupy Property (if known): C. Jean Starkey P.A., My Absolute Pilates

Project Description/Scope of work: Painting of building, Hurricane windows^{etc.}
and doors, Lighted Signage, Resurfacing of parking lot
and LED lighting around building. Also roof facade

Estimated Cost of Project: _____

(The incentive funding will be determined upon review of the application package and approved by the Merritt Island Redevelopment's Board of Directors).

The application is not complete without attaching the following documentation:

1. Copy of deed/proof of ownership w/Legal Description.
2. Detailed/itemized description of planned improvements; drawing or Rendering if available.
3. Timetable of expected improvements.
4. Photographs of current existing condition reflecting need for improvement.
5. Estimates/quotes/bids for all costs associated with the project.
 - a. Estimates/quotes/bids must list individually all items of work to be performed with price for each item.

Commercial Gacade Grant Quote Comparison
 275 Magnolia Avenue
 Merritt Island, FL 32952

Scope of Work	Quote Comparison	Lowest Quote	Proposed
Roof Façade:			
David B. Swihart	\$25,100.00	\$16,817.00	
G & G Roofing	\$16,817.00		
Parking Lot:			
Goodson	\$18,737.00	\$18,737.00	
Burton	\$21,340.00		
Painting:			
Dave Goodman	\$14,500.00	\$14,500.00	
Top Quote	\$14,290.00		
Windows & Doors			
Atlantic Glass	\$75,150.00	\$75,150.00	
Winner Glass	\$77,800.00		
Sign - Illuminated			
Art-Kraft Sign	\$14,310.00	\$9,005.25	
Outdoor Images	\$9,005.25		
Electric Services:			
Voltage Pro	\$1,950.00	\$1,950.00	
Edison Holt Electric Service	\$4,750.00		
Gutters:			
All Custom Aluminium	\$2,170.00		
	\$0.00		
TOTAL COST of Estimated Improvements		\$136,159.25	\$0.00
Grant Amount @ 40% up to \$50,000.00			\$50,000.00

Terms:

1. 30% Down Payment required prior to Start Date
2. Balance is due upon Completion

I agree with the Project Description, Notes, Price and Terms.

Signature

Date



DAVE GOODMAN QUALITY PAINTING, INC.

Office (321) 638-7061 • Cell (321) 403-5423 • Fax (321) 631-6350
949 Whetstone Place • Rockledge, Florida 32955

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Honeymoon Hill 275 Magnolia Ave

We hereby propose to furnish the materials and perform the labor necessary for the completion of work for exterior painting of building and interior stairwell and includes a one year workmanship warranty. Contractor not responsible for replacing or repairing concrete window sills and rotten wood.

Exterior

1. Protect all areas that do not require painting.
2. Pressure clean all exterior surfaces / Chemically clean tile roof.
3. Scrape loose, deteriorated paint from building.
4. Apply Loxon Clear sealer to all exterior surfaces. Roof will not be sealed or painted.
5. Caulk all exterior cracks.
6. Patch all exterior cracks with Elastomeric Patching Compound. Texture shall match existing texture.
7. Apply Sherwin Williams Wood primer to raw wood as needed.
8. Apply Loxon primer to new masonry surfaces.
9. Wire brush metal decorative framing.
10. Apply rust-inhibitor primer as needed to metal decorative framing.
11. Apply two coats of Sherwin Williams Loxon XP to all exterior masonry surfaces and interior stairwell walls.
12. Prepare storefront aluminum frames for painting by lightly sanding and wiping down with denatured alcohol.
13. Apply two coats of Sherwin Williams SherCryl Semi Gloss paint to decorative metal frames and aluminum storefront frames.
14. Apply two coats of Sherwin Williams Superpaint Satin to exterior wood and doors.
15. Clean work site daily.

Total Price of Labor & Materials:

\$14,500.00 Exterior Building
Additional \$1,500.00 for Storefront Frames

Payment schedule to be arranged.

Respectfully submitted: Dave Goodman _____

Date: June 16, 2020 _____

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified above. Payment will be made as outlined above.

Signature _____ Date _____

David B Swihart
 1705 Southland Ave
 Melbourne FL 32935
 Off. 321.773.0364 fx. 321.773.0135
 RC29027477, 10-RF-CT-00082

Proposal

Number: E13864
 Date: 8/27/2020

Bill To:

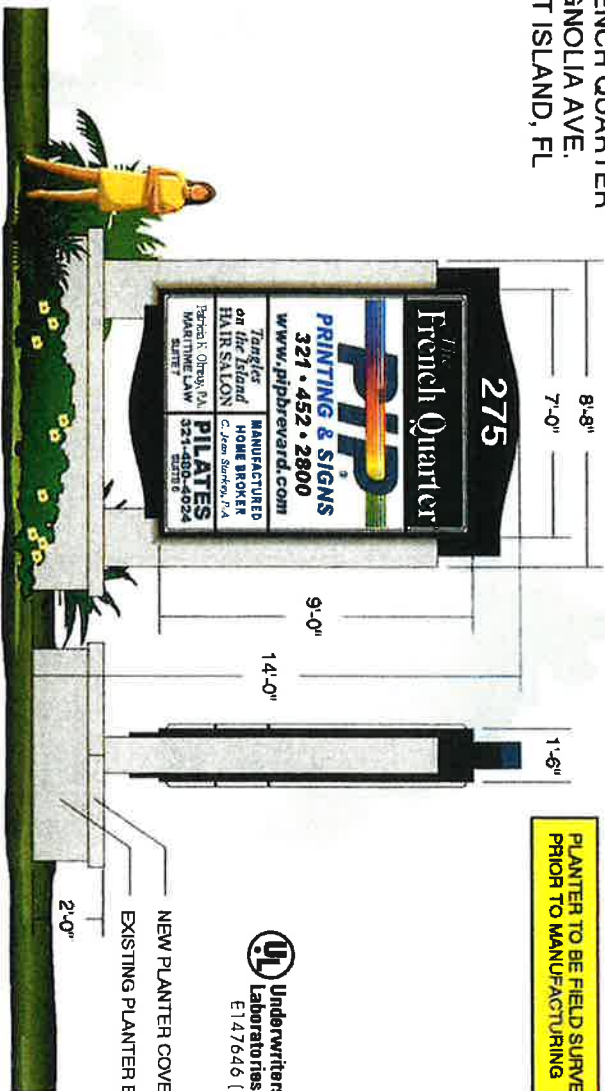
Ship To:

Honeymoon Hill Constructors

PO Number	Terms	Project
TILE	18	275 Magnolia Ave 32952

Date	Description	Amount
	We agree to remove and replace existing roof with a standard concrete roof tile system	\$21,600.00
	Coping metal	\$3,500.00
	Includes removing all roofing material, replacing all flashings, drip edge, and reroofing roof decking as needed to meet current building codes. We will pull the permits and schedule all inspections. We will replace rotten or damaged wood as needed.	
	Although we are as careful as possible during the removal process, we cannot assume responsibility for any damage to foliage, driveways, gutters, electrical lines, or AC lines. We are not responsible for removal/reinstallation of solar panels, gutters or satellite dishes - solar panels will need to be removed prior to any roof work	
	First 2 sheets of plywood decking replacement (on roof) are at no cost. Any additional sheets are \$60 each. Any other unforeseen damaged/rotten wood work will be repaired on a time and materials basis; cost of materials, plus \$60 per man hour	
	All workmanship is warranted for a period of 5 years on reroofs. It is understood that David Swihart Roofing shall not be held liable for any loss, damage, or delays caused from fire, lightning strikes, or acts of God.	

THE FRENCH QUARTER
275 MAGNOLIA AVE.
MERRITT ISLAND, FL



UL Underwriters
Laboratories, Inc.
E147646 (R)

INTERNALLY ILLUMINATED FREESTANDING DOUBLE SIDED SIGN

SCALE 1/4" = 1'-0"

18" WIDE ALUMINUM SIGN CABINET WITH 2" RETAINER SYSTEM, 3/16" THICK TRANSLUCENT WHITE ACRYLIC
FACES WITH OUTSIDE SURFACE APPLIED VINYL DECORATION
INTERNAL WHITE "LED" ILLUMINATION
FABRICATED ALUMINUM POLE COVERS AND EMBELLISHMENTS FINISHED IN L.T. SPRAY STUCCO ENAMEL
INSTALLED IN EXISTING PLANTER BOX ON (2) VERTICAL STEEL SUPPORT POLES AND DIRECT BURIAL
CONCRETE FOUNDATION
(NOTE: EXISTING PLANTER SHOWN WITH NEW FABRICATED ALUMINUM PICTURE FRAME COVER, FINISHED IN STUCCO ENAMEL)

Celebrating 52 years of Quality Manufacturing and Service



ART-KRAFT SIGN COMPANY, INC.

CUSTOMER THE FRENCH QUARTER	DESIGN NO. 39488	REVISION	CUSTOMER APPROVAL	DATE
SALES REP. ROB R.	DESIGNER WAYNE	SCALE 1/4" = 1'-0"	DATE 7-16-20	

www.Art-Kraft.com
ArtKraftSigns

2675 Kirby Circle N.E. Palm Bay, FL 32909 (821) 727-7324 FAX (821) 951-2466 This Design, in whole or in part, is the property of Art-Kraft Sign Company, and may not be used without the expressed written permission of Art-Kraft Sign Company, Inc.



ART-KRAFT SIGN COMPANY IS NOT RESPONSIBLE FOR PROVIDING ELECTRICAL HOOD UP OR SIGN.

Drawing Number: 39488

Internally illuminated double sided freestanding sign with planter box cover.

Price: \$14,310.00 + tax

Drawing Number: 39564

8 non illuminated suite ID wall plaques.

Price: \$2,200.00 + tax

Again if you have any questions or changes please let me know.

Thanks

Rob Reilly

Account Representative

321.727.7324 Ext. 214



www.art-kraft.com

The attached file is for evaluation purposes only. By opening the attached document, the recipient

QUOTE



OUTDOOR IMAGES, INC
 Remit to: 3200 Valleyview Dr
 Columbus, OH 43204
 (614)-279-6700 ext 244
 3175 Grissom Parkway
 Cocoa, FL, 32926- USA
 Phone: (321)-351-3021

Quote Number: **004435**
 Quote Date: 5/28/2020
 SalesRep: MC-SC
 Terms: 50 DEP/BAL COD

SOLD TO
 Alexandra
 French Quarter
 275 Magnolia Ave.
 Merritt Island, FL 32952- USA

SHIP TO
 French Quarter
 275 Magnolia Ave.
 Merritt Island, FL 32952- USA

Phone: (321) 626-6882 Fax:
 E-mail: lexvonb@gmail.com

Phone: (321) 626-6882 Fax:
 Cust Id FRENCHQ001

Qty	Product-Description	Unit Price	Extended Price
1	OAKS-6X6XMON 6' X 6' Marion Oaks Double Faced LED Illuminated Monument Sign with .150" flat polycarbonate faces and divider bars. ****Ground Pole and Installation is included****	\$7,997.12	\$7,997.12
1	PERMIT ACQUISITION -Permit / Notice of Commencement Acquisition Labor - \$69.00/Hr. (For standard permit/NOC document preparation, submittal and pick-up of approved permit) Any additional special conditions, planning meetings and or variances will be additional	\$69.00	\$69.00
1	PERMITS PERMIT COST NOT INCLUDED. PERMITS WILL BE BILLED AT COST	\$0.00	\$0.00
1	Engineering-Fee Preparing drawings stamped by an Engineer licensed by the State of Florida	\$350.00	\$350.00
1	NOTE 01-Price 4-6 Price 4-6: Price quoted includes all design, manufacturing, and standard Outdoor Images Inc installation necessary for the satisfactory completion of this project. If illuminated, all electric to sign location must be provided by a qualified electrician and is not the responsibility of Outdoor Images Inc. All shipping, crating, engineering and permit charges will be additional unless stated otherwise. **Delivery Time 4-6 Weeks**	\$0.00	\$0.00

Thank you for your business!

This proposal may be withdrawn if not accepted within 30 days due to fluctuating steel, material and fuel costs. Please Make All Checks Payable To: Outdoor Images of Central Florida is to furnish all primary electrical service (120V UNLESS OTHERWISE AGREED) and connection to the sign including: timers, photocells, switches, and/or other controls required by local city ordinances at Customers own expense. Installation portion of this estimate is based on adequate access to front and backside of the install area. Unforeseen obstacles may require additional charges.
 * All private lines must be clearly marked by the customer (such as sprinkler systems and ground lighting). Any damage to private lines not clearly marked is the responsibility of the customer.
 ADDITIONAL WORK: Unless stated as part of the Contract Amount on the reverse side of this Contract, Customer shall pay an additional amount for the Project in the event that: (f) abnormal soil conditions or underground obstructions exist, including, without limitation, existence of solid rock, pipes, underground wires, etc.; (g) Company must perform services related to obtaining a variance.
 LATE FEES: Customer agrees that all amounts not paid by the due date stated on invoice sent by Company are subject to a late fee of 18% per annum or the maximum rate allowable by law, and Customer agrees to pay such late fee.
 OWNERSHIP OF SIGNAGE PROPERTY: Custom Sign Center shall contribute parts and materials to manufacture the signage related to the Project ("Signage Property"). Customer acknowledges and agrees that all Signage Property is owned by Outdoor Images of Central Florida until receipt of final payment for the Project. Customer expressly agrees that title to the Signage Property is retained by Outdoor Images of Central Florida.

Signature _____ Date: _____

Voltage Pros Inc.

462 Martin Rd, Ste. 105
SE, Palm bay, FL, 32909

Estimate

Date	Estimate #
7/10/2020	82

Name / Address
275 Magnolia

Project
275 Magnolia

Description	Qty	Rate	Total
Supply material and labor to install circuit for sign per drawing		1,950.00	1,950.00
Total			\$1,950.00

6/15/20



PROPOSAL

To:

Charlie Gersey
275 Magnolia Ave
Merritt Island, FL 32952
Phone: 321-626-4373
Email: charliegersey@yahoo.com

Job Site:

Same

ENTIRE BUILDING

Remove existing gutter material.

Supply and install 6" heavy-duty aluminum gutter with four (4) two-story 3" x 4" downspouts.

Color: White/White

Price: \$2,170.00

(Two Thousand One Hundred Seventy Dollars)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or changes will be considered, and pricing will be adjusted accordingly. This proposal is subject to acceptance within **thirty (30)** days and is void thereafter at the option of the undersigned.

DATE: 7/24/2020

SIGNATURE: Mike

Greene

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are hereby authorized to do the work as specified. Payment in full will be made when services are rendered.

DATE:

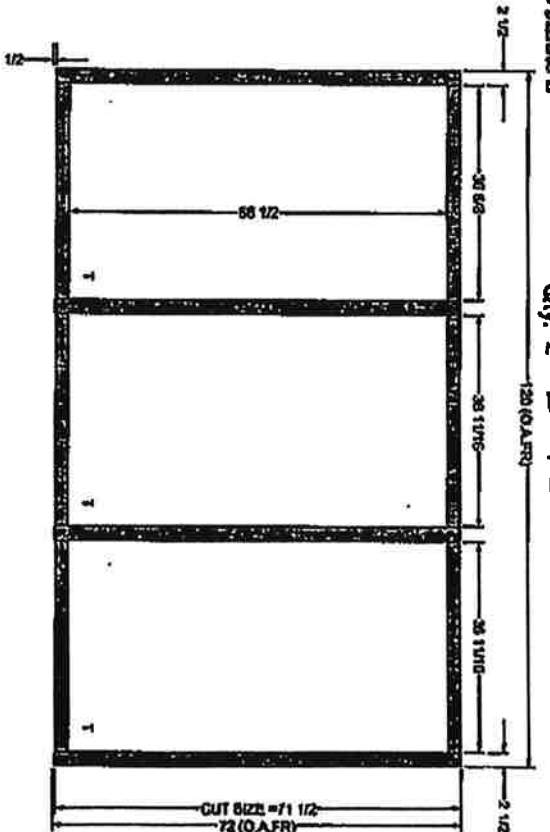
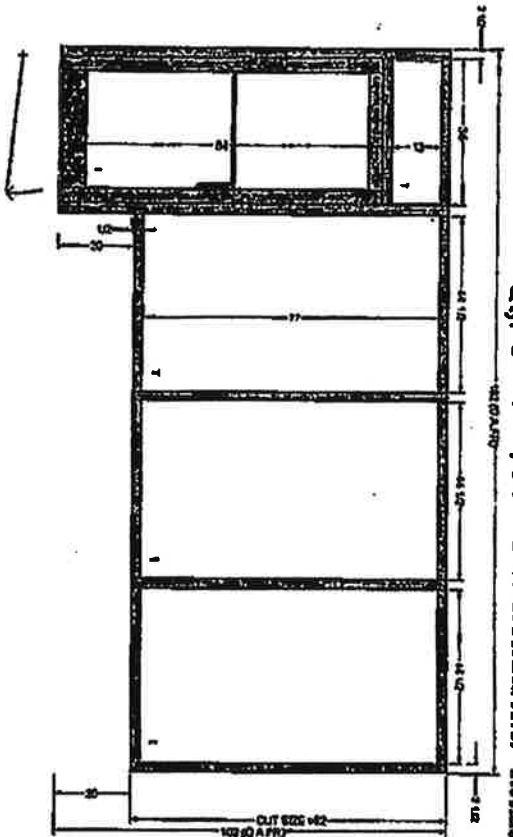
SIGNATURE:

Project Name - Honeymoon Hill 275 Magnolia MI

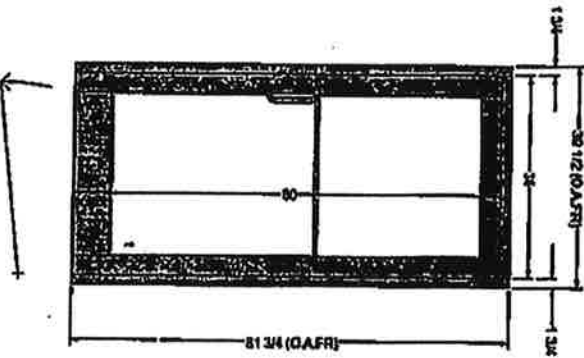
Frame 1 Qty: 8 / 5th Floor 2 999 S. Florida Ave. • Rockledge, FL 32955

Frame 2 Qty: 2 2nd Floor

Date: 9/10/2020 9:19:20 AM



Frame 3 2nd Floor Qty: 1



*Doors - KAWNEER IE 350 / OP / INS LOCK w/ THUMB TURN /
STD PUSH-PULL / SURFACE CLOSERS / BOTTOM W/ WEATHER STRIP S
FRAMES - KAWNEER IE 500
FINISH - #40 DARK BRONZE
GLASS - 3/16" CLEAR IMPACT
IF FINISH IS STAINED BLUE PAINT ADD \$6,500
INSTALLED TAX INCL 77,800.00*



Notes(cont.)

3. Prices will be honored for 30 days from the date of this proposal.
4. New asphalt pavement takes approximately 60 days to cure. During this period, it is possible for pavement scuffing (i.e. tire marks) to occur as a result of vehicles making hard turns or rapid starting and stopping. This scuffing is more likely to occur in warmer months and will become less visible over time as the pavement lightens in color.
5. The existing parking lot has a significant amount of cracks in the pavement. It is possible for these cracks to reflect through the new pavement over a period of time.
6. Some of the existing car stops appear to be in poor condition and may be further damaged during the removal process. New car stops will be charged at a rate of \$70.00 each.

Exclusions are as follows:

Fees, Bonds or Permits
Weekend, Holiday, or Night Work
Testing

APPROVED & ACCEPTED BY:

GOODSON PAVING:

**HONEYMOON HILL
CONSTRUCTORS:**

Signature

Signature

Print Name

Print Name

Title

Title

Date

Date



**Re: Asphalt Parking Lot Overlay at 275 Magnolia Ave,
Merritt Island, FL 32952**

Please (See attached survey) quote asphalt overlay at existing parking lot:

- Total area is 11,375 square feet. (North and East of building only to Include East alley)
 - 1,264 sq. yds. at 1" - \$19,040
 - 1,264 sq. yds. at 1 ¼" - \$21,340
- Striping for 27 car stalls, 2 of which are handicap spaces - \$400
- Install 2 handicap signs - \$500
- Install 4 new concrete car stops - \$340
- Repairs of base needed at spots along East side where a sewer line was installed.
 - If project includes more in depth repair in these areas not included in overlay – asphalt repair is \$5.00 a sq. ft.

Please contact Alex or Sue at:

Honeymoon Hill Constructors
275 Magnolia Ave., Merritt Island. FL 32952
Tel: 321-452-4552
E-mail: alexbobinski@honeymoonhill.com or sue@honeymoonhill.com

CGC 017785



MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY

March 31, 2022 – ITEM III. D.

AGENDA REPORT ITEM: New Business	
PROJECT:	Bus Shelter Expansion Project SR 520
Requested Action:	Bus Shelter Project Budget
Summary Explanation & Background:	
<p>The MIRA Board has provided consensus that we move forward with the Bus Shelter Expansion project, based on confirmation of initial cost estimates at \$246,592 by Brevard County Facilities Department, plus an additional \$4,000 in engineering fees plus an additional \$10,000 for the Sunoco Station shelter engineering/site work. Subtotal being \$260,592 plus 10% contingency of \$26,059 equaling \$286,651 total for all 4 shelters, or an average per shelter estimate of \$71,663.</p> <p>Of the \$286,651 estimate, Space Coast Area Transit will be required to contribute a total of \$40,059 for MIRA to fund replacement of all 4 – 20/20 Media shelters, with MIRA funding \$246,592, or an average of \$61,648 per each of 4 shelters, which was the average cost of the Kiwanis Park and MI Library shelters from the last go around. Any additional cost overrun would be paid by MIRA.</p>	
Fiscal Impact: \$246,592	
Exhibits Attached: None	

