MERRITT ISLAND REDEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING AGENDA
Thursday, April 28, 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 March 31, 2022 Minutes (action item)

II. Development Presentations

A. Health First Planned Unit Development (PUD) Presentation (action item)
B. Ms. Apples Concept Plan (action item)
C. Lakes at Veterans Memorial Park (storm water utility presentation)

III. New Business:

IV. Ongoing/Old Business

A. Griffis Landing Dredging Contract (action item)
B. Griffis Landing Dredging Oversight Contract (action item)
C. Smart Growth Strategies (Discussion – Board Workshop or Committee Structure)
D. Amphitheatre/Veterans Memorial Park Project Update
E. Web Site and Social Media Update
F. 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 (May 26, 2022)

Adjourn

MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY
April 28, 2022

ITEM I.A.

AGENDA REPORT ITEM:	Consent Agenda
PROJECT:	**March 31, 2022 Board Meeting Minutes**
Requested Action:	Approval
Summary Explanation & Background:	
Fiscal Impact:	None
Exhibits Attached:	March 31, 2022 Board Meeting Minutes

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes March 31, 2022 – 2:00 PM

MEMBERS PRESENT
Marcus Herman, Chairman
Eddie Lebron, Vice-Chairman
Nicole Morgan
Jack Smink
Andy Barber
Jack Ratterman

MEMBERS ABSENT
Wendy Ellis

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
Linda, Brandt, BRC/Brandt Ronat & Commission
Donn Weaver, Veterans Memorial
Dave Netterstrom, Candidate for D2 Commission

CALL TO ORDER AND ROLL CALL
The Board began with the Pledge of Allegiance. Chairman Herman called the meeting to order at 2:00 p.m. Ms. Hurren took roll call.

PUBLIC COMMENT/ANNOUNCEMENTS: None

I. Consent:
A. Approval of February 24, 2022 Minutes.

Board Member Barber made a motion to approve the February 24, 2022 meeting minutes. The motion was seconded by Board Member Morgan. The motion was unanimously approved.

II. Development Presentations:
A. SR 520 & Plumosa – Erdman Property Redevelopment (Preliminary Discussion) – deferred to April meeting.

B. Proposed Multi Family Residential Development Concept presented by Paul D'Arelli, National Real Estate Advisors: 505 Fortenberry – 3.88 acres, parcel formerly the paintball business across from the mall; National Development Advisors. The proposed development parcels are a mixture of BU-1 & BU-2 zoning, the largest being BU-2 Zoning Districts, neither of which permit Multi Family Residential Housing Development. There was considerable discussion in regard to MIRA vision for mixed use is not

in line with the existing County Zoning given, especially given current trends in our area. NDA would like to see zoning that would allow for up to dwelling 50 units per acre. NDA offered that this project is a game changer. There was general concurrence from the Board for NDA Advisors, to continue with its due diligence and feasibility analysis, and work closely with the County staff and MIRA towards a development concept that could meet with the future vision of developing a corpus of high-quality mixed use, and multifamily residential, in the Mall core area. A quality project could serve to catalyze implementation of the Merritt Island Town Centre Concept and recent 2021 Mall Area Concept Plan. 505 Fortenberry The general concept and potential density of 30-50 units per acre proposed for this project met with a positive consensus from the MIRA Board for the Developer to move forward with necessary Planning and Due Diligence. No formal vote was taken. The consensus to move forward was provided, subject to all due diligence being performed by the Developer, MIRA, the Planning and Zoning Staff, and other County Departments, necessary to assure, that the required zoning modifications, for the project will create an attractive project, will meet with the MIRA Redevelopment Plan goals and policies; and demonstrate a satisfactory concurrency impact analysis; subject to further review and approval by MIRA of the Zoning Changes, the Site Plan, and or any BDP's.

C. Multi-Family Residential Zoning (Discussion)/Multifamily Residential Land Use/density in select BU-1 & BU-2 – The Board advised staff to review former plans and policies, areas studied, and summarily brief the Board. Ultimate goal, per the Redevelopment Plan, would be to create detailed planning land use and density policy, and work with Planning and Zoning to make the appropriate administrative zoning changes. We must be cautious to smartly grow, not compromising quality of life and environmental issues, and ensure that system capacities, will not be overburdened.

III. New Business:

A. FY 2020-2021 Audit – Cherry Bekaert – Director Lallo reviewed highlights of the Audit, thanked the staff, and County for their assistance, and advised the audit went well! It will be posted on the web site.

Board Member Morgan made a motion to accept the 2021 Audit as presented. The motion was seconded by Board Member Barber. The motion was unanimously approved.

B. FY 2020-2021 Annual Report

Board Member Barber made a motion to accept the 2021 Annual Report as presented. The motion was seconded by Board Member Morgan. The motion was unanimously approved. The Annual Report will be provided to the County and posted on our web site in its essential form to strive to meet ADA requirements

C. Commercial Façade Grant Extension for 275 Magnolia Ave.; Bobinski –

Given the extenuating Contractor circumstances, Board Member Ratterman made a motion to extend the grant at 275 Magnolia for 6 months from today. The motion was seconded by Board Member Lebron. The motion was unanimously approved.

D. MIRA Bus Shelter Expansion Budget Approval

The Board affirmed approval of the previously discussed expense, to expand our Bus Shelter Program, with 4 transit shelters on SR 520, replacing the four 20/20 Media Shelters, which are approximately 22 years old, at a project cost of $286,651, with a $40,059 financial contribution from Space Coast Area Transit, including authorizing the Executive Director, to make any necessary Budget Change Orders, or CIP changes, to accommodate same.

Board Member Barber made a motion to approve $286,651 for the installation of 4 additional bus shelters, subject to Space Coast Area Commitment of approximately an additional $40,059. The motion was seconded by Board Member Ratterman. The motion was unanimously approved.

Future Bus Shelters: Andy Barber with technical assistance from Mike McGrew (Facilities) presented the top 6 future Transit Shelter Sites. There was extensive discussion about the cost efficiency of the big belly trash cans vs. a trash pickup program, future shelters and the absorption of maintenance expenses by MIRA in the future, including our current existing transit centers. This discussion will continue in a future meeting. Future sites, were not voted upon.

IV. Ongoing/Old Business:

A. **Amphitheatre/Veterans Memorial Park Project Update:** The Board reviewed the latest Food Pavilion and Restroom Plan submitted by RZK Architects and approved going forward as presented. The Board decided to delete the Bleacher area, from the Amphitheatre Plan.

B. **Website and Social Media Update:** A Beta test site is up and running as the first step, to meet the required statutory information posted on line. We must link to this as soon as feasible from the County web site. Redevelopment Manager Stefani, shared updates on the project status, including highlights of recent drone footage of the Merritt Island beauty, attraction and Redevelopment Project areas. Linda Brandt shared that we have met the milestone of having posted the statutorily required items on the web, effective March 31st. Linda Brandt made it clear, that the more in-depth aspects of the web site are still in design, and we will start seeing the larger part of the Site we be taking form in April.

C. **$500,000 US EPA Brownfield Community Assessment Grant Application** review period is nearing completion – 30 – 60 days – Our 4th attempt for approval. Hopefully we can meet with success this time. If so there will be a large planning and community assessment process to get underway.

The MIRA Board approved for MIRA to enter into a qualified competitively bid Piggyback Contracts, for continuing services for continuing Environmental Services and the cadre of Professional Planning, Architectural, Community Development and Engineering Services offered by Stantec. https://www.stantec.com, subject to legal review, for work necessary to meet the grant requirements if the EPA Grant is approved.

D. **Play Ground Equipment:** The MIRA Board was updated and provided approval for price increase for Playground Canopy Equipment for Veterans Memorial Park from $53,101 to $56,813.45, though this was within Executive Director $5,000 authority.

E. **Cocoa-Merritt Island Mooring Field Project Update**: - We shall try to continue to work with the City of Cocoa to bring this project about. Cocoa CRA did not approve participation in the project for the upcoming fiscal year. They had another project priority. Possibly next fiscal year. Matt Culver, representing the County as applicant, felt we could not move forward at this time

F. Other Project/Program Status Updates:

V. Board Reports and Presentations:

Marcus Herman, Chairman: Marcus Herman, shared that he attended the memorial services for Tom Vani. Marcus recommended and it was agreed by members present that we work towards establishing some form of memory of Tom Vani's service with MIRA, and one of the projects he felt was very important, that being the Fuel Dock at Doc's Bait House. Marcus discussed a plaque entitled Tom Vani's Fuel Dock!

Marcus also advised Board his wife is having an event, "Back Brevard Heroes" on May 1 from 11 - 3.

Eddie Lebron, Vice-Chairman: No Report.

Andy Barber: No Report.

Wendy Ellis: Absent

Nicole Morgan: The new facility going up where the Pizza Hut used to be; the paint is bright blue.

Jack Smink: No Report.

Jack Ratterman: Jack Ratterman shared there will be a **fishing derby**, for the children, at Griffis Landing. September 10. Clifton School is being moved to Field Manor, and a Plan to improve the historical site, is taking form.

Larry Lallo, Executive Director: The Fuel Tank at Doc's Bait House is on site, and scheduled for final connections and inspections soon.

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 BOARD OF DIRECTORS
Meeting Minutes March 31, 2022 – 2:00 PM

MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY
April 28, 2022

ITEM II. A.

Agenda Report Item: Development Presentations

Project: Health First Planned Unit Development (PUD)

Requested Action: Review for Recommendations

Summary, Explanation & Background:

Summary
Health First is planning to create a state-of-the-art "Wellness Village" on Merritt Island which will include a hospital, medical building, and a mix of commercial uses, such as: wellness retail, spa, fitness center, education center, juice bar, food hall, and more. There will be two levels of parking underneath the village. The village is on a 15 acre parcel adjacent to Merritt Avenue, Borman Drive, SR 520 and abuts BU-1 (General Retail)/BU-2 (Retail, Warehousing, Wholesale) parcels to the West.
The approximate footprint will be as follows:
60% Buildings
20% Asphalt Pavement
20% Unpaved/green space

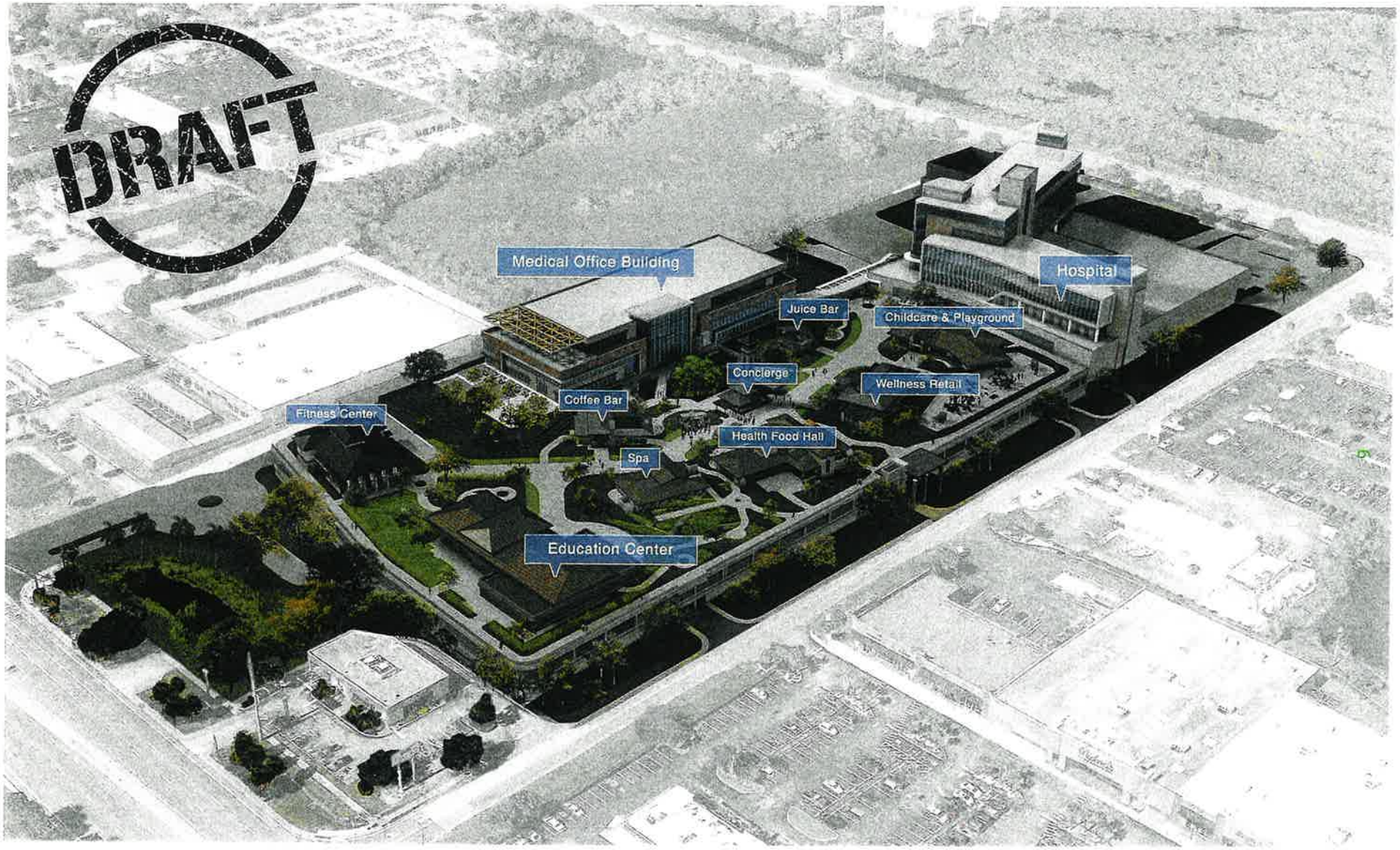
Health First applied for a BU-1/BU-2 Planned Unit Development with waivers, including additional allowable heights, setback forgiveness, and the installation of a heliport.

Parking
There are two stories of covered parking underneath the village and there is uncovered parking in the rear of the hospital, creating a total of 1,143 available spots. There is no parking under the hospital building. There will be a drop-off and pick up lane off of Borman Drive and ramps with retaining walls leading motorists to the parking garage at each access point.

Height and Perimeter
The hospital will be the tallest building in the village with measurements starting at the average height of the development grade/fill, bringing the tallest point of the building to an elevation of 166 feet (see Exhibit A for specifics). The parking ramp retaining walls will require waivers, and there are also a number of perimeter setback reduction requests allowing encroachments into interior lot lines, and the Borman Drive and E Merritt Avenue rights-of-way.

Heliport
The heliport is currently planned to go on the backside of the hospital's roof, but there may be a ground-level option. It is required to support *First Flight*, Health First's air transport, a life-saving service for the community, and a Federal Joint Commission standard. The Cape Canaveral Hospital currently makes roughly 200 flights per/year. After a patient's assessment/stabilization at CC Hospital, the patient is airlifted to hospitals with higher-level trauma care facilities. The same use is intended for the Merritt Island Health First Hospital.

Exhibits Attached – Health First Project Development Team will be presenting at the Board Meeting.


DRAFT
Medical Office Building
Hospital
Juice Bar
Childcare & Playground
Concierge
Wellness Retail
Coffee Bar
Fitness Center
Health Food Hall
Spa
Education Center

Health First Wellness Village – Merritt Island
Justification Narrative and PUD Application supporting information

NARRATIVE:

Health First intends to build a state-of-the-art Wellness Village to transform the customer healthcare experience for the local community and families in a growing urban atmosphere. The Health First Merritt Island Planned Unit Development (PUD) will provide a variety of wellness services, health and retail space, fitness center, amphitheater, community space and convenient parking, all to complement acute-care services in one centralized location.

The Property is bound by State Road 520 (East Merritt Island Causeway) to the south, by Borman Drive to the east, by E. Merritt Avenue to the north, by a wet retention conservation easement and CubeSmart mini self-storage warehouse facility on the west. Not included is the southeast corner (Chase Bank). The total area owned by Health First is 15.05 acres. To the east of Borman Drive are retail stores and medical office space. To the north of E. Merritt Avenue is a large conservation area owned by Brevard County, with the Harbor Del Rio Condominiums to the northwest of the Property.

The underlying future land use for the Property is Community Commercial (CC) and the zoning is BU-1 and BU-2. The PUD classification is being requested so that the Wellness Village's proposed uses, setbacks, building heights, buffers and signs can be considered with a Preliminary Development Plan (PDP) narrative that justifies how these various uses and elements achieve the goals of the PUD found in Sec. 62-1442 of the Code [ref. Sec. 62-1443(a)(2)]. The following uses are intended for the proposed development and allowed in BU-1 zoning under Section 62-1482 (1) of Brevard County Land Development Code:

- Hospital
- Medical Office Building (MOB)
- Child Daycare Center
- Fitness Center
- Coffee Shop
- Education Center
- Retail
- Food Hall
- Spa
- Market/Juice Bar
- Information/Concierge Tower
- Central Utility Plant and
- Parking Garage
- Heliport

The proposed development consists of three separate features: a parking structure with several facilities located on the top level; a separate hospital building; and a central utility plant. Located on top of the parking structure will be the Wellness Village. The Wellness Village will consist of the MOB, Child Daycare Center, Fitness Center, Coffee Shop, Education Center, Spa, Retail, Food Hall, Market/Juice Bar, Event Space, Amphitheater and Information Tower. The Wellness Village will also contain landscaping and pedestrian walkways, as well as emergency, maintenance and event vehicle access. The hospital building pad will be elevated to provide protection from potential storm surge. Access to the second story of the parking facility, Hospital and Wellness Village will be provided by access ramps, as shown on the PDP.

A hospital heliport will be needed to support the hospital's use of First Flight, Health First's air transport, a life-saving service for the community. Additional information on the heliport is provided in the waiver request for the heliport.

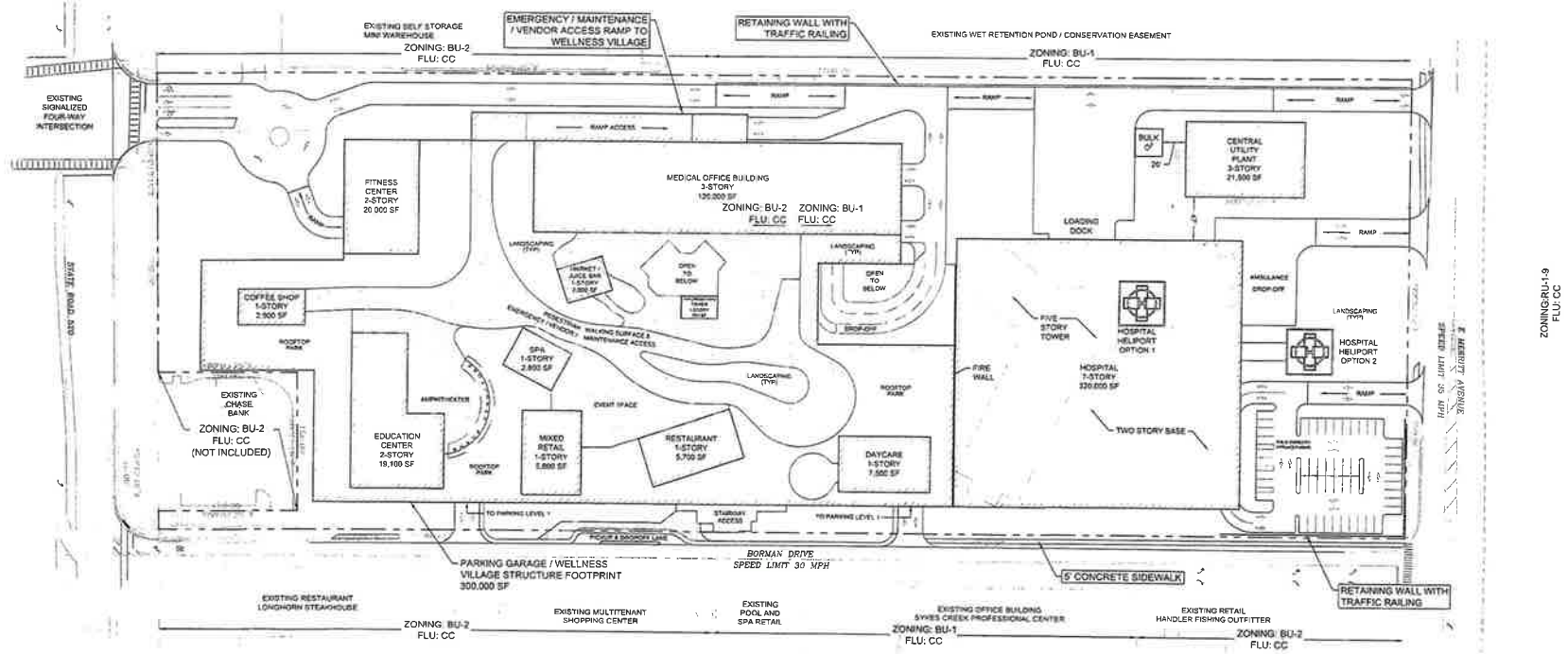
The building identified as the Central Utility Plant is an accessory use to the Hospital and will contain mechanical equipment (HVAC, chillers, etc.) and emergency generators. The parking structure is an accessory use to serve the Hospital, MOB, and the other campus facilities. The playground is an accessory use to the Child Daycare Center.

The proposed PUD encourages and permits variation in development by allowing deviation in development standards such as, but not limited to: lot size bulk or type of uses; lot coverage; and open space from the standards required in any one zoning classification. The PUD encourages the development of a planned "Wellness Village" that will serve the local community by providing a full range of wellness- and health-related services. The increased intensity, as shown in the PDP, is necessary to allow for efficient clustering of the proposed Wellness Village elements than would otherwise occur using BU-1 and BU-2 zoning. The proposed east setback allows for the establishment of an urban landscape with sidewalks along Borman Drive. The height of the hospital and buildings are necessary to provide an efficient building footprint and still meet the community needs for capacity. The zero ft setback for the retaining walls and access stairway is necessary for the design grade changes within the limited available space. These components typically require little or no regular maintenance and are not expected to impact public use of the right of way.

This PDP encompasses a design that merges the developer's ingenuity, imagination and flexibility but deviates from Articles VI and VII of Chapter 62 of the Brevard County Code. Our request is to depart from the strict application of conventional use and dimension requirements of other zoning districts or other land development regulations while remaining consistent with the future land use map of the Brevard County Comprehensive Plan.

The proposed PUD will offer the following advantages:

- allows the developer to take a creative approach to the use of land and related physical development, as well as utilizing innovative techniques to enhance the visual character of the Property and the nearby area,
- provides efficient land use which will result in more efficient utility networks and reduced development costs,
- establishes criteria for the inclusion of compatible associated uses that provide synergy within the planned unit development,
- will simplify the procedure for obtaining approval of proposed developments through simultaneous review by the county of proposed land use, site considerations, lot and setback considerations, public needs and requirements, and health and safety factors.



NORTH

DRAWING SCALE: 1" = 60'

LEGEND

- PROPERTY LINE
- OFFSITE FEATURE LINES
- R/W CENTERLINE
- PARCEL LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SIDEWALK PAVEMENT

GENERAL STATEMENT

THIS PRELIMINARY DEVELOPMENT PLAN IS FOR THE PROPOSED CONSTRUCTION OF A HEALTH CARE AND RETAIL WELLNESS VILLAGE WITH A BASE CONSISTING OF A TWO LEVEL PARKING GARAGE AND UPPER LEVEL MIXED USE AND WILL INCLUDE ASSOCIATED INTERNAL DRIVES AND PEDESTRIAN FACILITIES, OPEN AREAS, AND STORMWATER MANAGEMENT SYSTEM. THE EXISTING SITE IMPROVEMENTS WILL BE REMOVED FOR THE PROPOSED DEVELOPMENT. THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE. THIS PLAN REFLECTS THE PROPOSED DEVELOPMENTS, INCLUDING THE PROPOSED BUILDINGS, STORMWATER MANAGEMENT SYSTEM, POTABLE WATER AND SANITARY SEWER SYSTEMS.

LEGAL DESCRIPTION

PARCEL 1A

A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, SAID SECTION 35, AND RUN SOUTH 00°34' 14" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 100 FEET TO THE SOUTH RIGHT OF WAY LINE OF MERRITT AVENUE, THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 00°34'14" EAST ALONG THE SAID WEST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 760.50 FEET; THENCE RUN NORTH 89°40'00" EAST, 500 FEET TO THE WEST EASEMENT LINE OF BORMAN ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 1378, PAGE 197, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN NORTH 00°34'14" WEST, ALONG THE SAID WEST EASEMENT LINE, A DISTANCE OF 252.67 FEET TO THE SAID SOUTH RIGHT OF WAY LINE OF MERRITT AVENUE; THENCE RUN SOUTH 89°38'55" WEST, ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 499.98 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE WEST 140 FEET THEREOF

AND PARCEL 1B

A PORTION OF GOVERNMENT LOT 1 IN FRACTIONAL SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, THE SAME BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1077 AT PAGE 883 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE RUN SOUTH 89°55'57" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 FOR 369.98 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1077 AT PAGE 883 AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°10'37" EAST ALONG THE NORTH LINE OF SAID PARCEL FOR 888.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BORMAN DRIVE, THE SAME BEING THE NORTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1077 AT PAGE 883; THENCE RUN SOUTH 00°35'23" EAST ALONG THE EAST LINE OF SAID PARCEL FOR 416.26 FEET; THENCE RUN SOUTH 89°10'37" WEST FOR 590.00 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE RUN NORTH 00°10'23" WEST ALONG SAID WEST LINE FOR 499.99 FEET TO THE POINT OF BEGINNING

AND PARCEL 2

THE SOUTH 990.10 FEET OF THE SOUTH 1100 FEET OF THE WEST 990 FEET OF U.S. LOTS 1 AND 2 LYING NORTH OF STATE ROAD NO. 520 IN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, SITUATE AND BEING IN BREVARD COUNTY, FLORIDA
LESS AND EXCEPTING:
COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF U.S. GOVERNMENT LOTS NO. 1 AND 2, SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 520; RUN THENCE NORTH 89°13'35" EAST ALONG SAID RIGHT OF WAY LINE, 330.0 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE NORTH 89°13'35" EAST 165.00 FEET; THENCE NORTH 00°32'25" WEST PARALLEL WITH SAID WEST LINE OF U.S. GOVERNMENT LOTS NO. 1 AND 2, A DISTANCE OF 189.95 FEET; THENCE SOUTH 89°13'35" WEST, 165.00 FEET; THENCE SOUTH 00°32'25" EAST, 190.00 FEET TO THE POINT OF BEGINNING.

AND PARCEL 02.24.36.00.00.01H

THE NORTH 200.00 FEET OF THE WEST 140.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
A PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1, SAID SECTION 36, AND RUN SOUTH 0 DEGREES 34' 14" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 100.0 FEET TO THE SOUTH RIGHT OF WAY LINE OF MERRITT AVENUE, THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 0 DEGREES 34' 14" EAST, ALONG THE SAID WEST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 760.50 FEET; THENCE RUN

SITE DATA

OWNER(S)	HEALTH FIRST, INC., HEALTH FIRST SHARED SERVICES, INC
NAME OF PUD:	HEALTH FIRST WELLNESS VILLAGE - MERRITT ISLAND
PARCEL TAX NUMBER(S):	2427782, 2427785, 2441470, 2427813
EXISTING ZONING:	BU-1, BU-2
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)
OVERALL AREA:	15.05 ACs
RESIDENTIAL AREA:	0 AC (NO RESIDENTIAL PROPOSED)
NON RESIDENTIAL AREA:	15.05 ACs
DWELLING UNITS:	N/A
COMMON OPEN SPACE:	NO RESIDENTIAL; NO COMMON OPEN SPACE IS REQUIRED

GENERAL NOTES

1. THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO FINAL DESIGN AND PERMITTING.
2. ADDITIONAL DATA AND SUPPORTING INFORMATION IS INCLUDED ON THE ATTACHED PUD NARRATIVE INCLUDED WITH THIS PDP

SITE AREA TABULATIONS

TYPE	AREA (SF)	AREA (AC)	PERCENT OVERALL
BLDG FOOTPRINT (HOSPITAL)	91,000	2.1	14.0%
BLDG FOOTPRINT (MIXED USE / PARKING)	300,000	6.9	46.2%
BLDG FOOTPRINT (CUP)	10,750	0.2	1.6%
ASPHALT PAVEMENT	117,394	2.7	17.9%
UNPAVED	130,842	3.0	20.8%
OVERALL SITE	650,786	15.1	100.0%

FLOOR AREA TABULATIONS

NOTE: COMPUTATIONS BELOW ARE BASED ON INDIVIDUAL USES AS SHOWN

DESCRIPTION	GFA (SF)	GFA (AC)
HOSPITAL	320,000	7.346
CENTRAL UTILITY PLANT	21,500	0.494
MEDICAL OFFICE BUILDING	120,000	2.755
SPA	2,800	0.064
CHILD DAY CARE CENTER	7,500	0.172
RESTAURANT	5,700	0.131
EDUCATION CENTER	19,100	0.438
COFFEE SHOP	2,900	0.067
MARKET / JUICE BAR	2,000	0.046
MIXED RETAIL	5,800	0.133
CONCIERGE TOWER	700	0.016
FITNESS CENTER	20,000	0.459
TOTAL	528,000	12.121

COMPUTED FAR: 0.81

SETBACKS

SETBACK LINE	HOSPITAL REQUIRED / PROPOSED	MIXED USE / PARKING REQUIRED / PROPOSED	CENTRAL UTILITY PLANT REQUIRED / PROPOSED
NORTH (MERRITT AVE.)	222' / 187'	25' / 492'	25' / 115'
SOUTH (SR520)	25' / 664'	25' / 48'	25' / 1,114'
EAST (BORMAN DR.)	25' / 30'	25' / 10'	25' / 370'
INTERIOR (SIDE - SOUTH)	157.5' / 711'	107.5' / 5'	- -
INTERIOR (SIDE - EAST)	- -	107.5' / 2'	- -
INTERIOR (SIDE - WEST)	157.5' / 127'	107.5' / 48'	41.25' / 48'

BUILDING SEPARATION*

BUILDING	REQUIRED DISTANCE
HOSPITAL (7 STORIES)	40'
MIXED USE / PARKING GARAGE (5 STORIES)	30'
CENTRAL UTILITY PLANT (2 STORIES)	15'

* PROPOSED SEPARATION SHOWN ON PLAN

PARKING TABULATIONS

REQUIRED

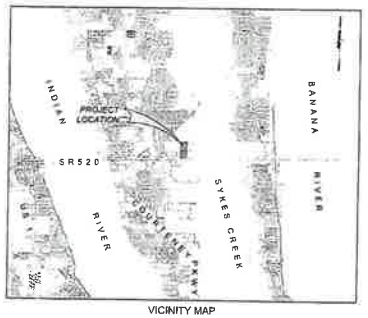
USE	UNITS	CALCULATION	REQUIRED SPACES
HOSPITAL	120	1 PER 10 BEDS (DOCTOR)	12
	120	1 PER 4 BEDS (VISIT)	30
	120	1 PER 1.5 EMPLOYEES	80
MEDICAL OFFICE BUILDING	120,000	1 PER 250 SF	480
RETAIL	5,800	1 PER 250 SF	24
CHILD DAY CARE CENTER	15	1.5 PER EMPLOYEE	23
EDUCATION CENTER	19,100	1 PER 250 SF	77
RESTAURANT	5,700	1 PER 100 SF	57
COFFEE BAR	2,900	1 PER 100 SF	29
MARKET/JUICE BAR	2,000	1 PER 100 SF	20
SPA	2,800	1 PER 250 SF	12
FITNESS CENTER	20,000	1 PER 250 SF	80
TOTAL SPACES REQUIRED:			924

PROVIDED

	ADA	STANDARD	TOTAL
PARKING GARAGE & SURFACE PARKING	142	1,001	1,143
TOTAL SPACES PROVIDED:			1,143

REQUESTED WAIVERS

SEE ATTACHED NARRATIVE FOR WAIVER REQUESTS ASSOCIATED WITH THIS PRELIMINARY DEVELOPMENT PLAN



VICINITY MAP
1" = 5,000'
SECTION 35, TOWNSHIP 24S, RANGE 36E

DEVELOPER & APPLICANT
HEALTH FIRST, INC
JONATHAN FLYTE
6450 U.S. HIGHWAY 1
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ENGINEER
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ARCHITECT
THE LAWRENCE GROUP
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319 N. 4TH STREET, SUITE 1000

SURVEYOR
AAL LAND SURVEYING SERVICES, INC
DANIEL D. GARNER, PSM
3970 MINTON ROAD

JOHN H. WILT, PE
FLORIDA REGISTRATION NO. 45333

Rev	Date	Description

Drawing Status

INFORMATIONAL

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4630 W. BOY SCOUT BL
TAMPA, FLORIDA 33
TEL 321 262 [illegible]

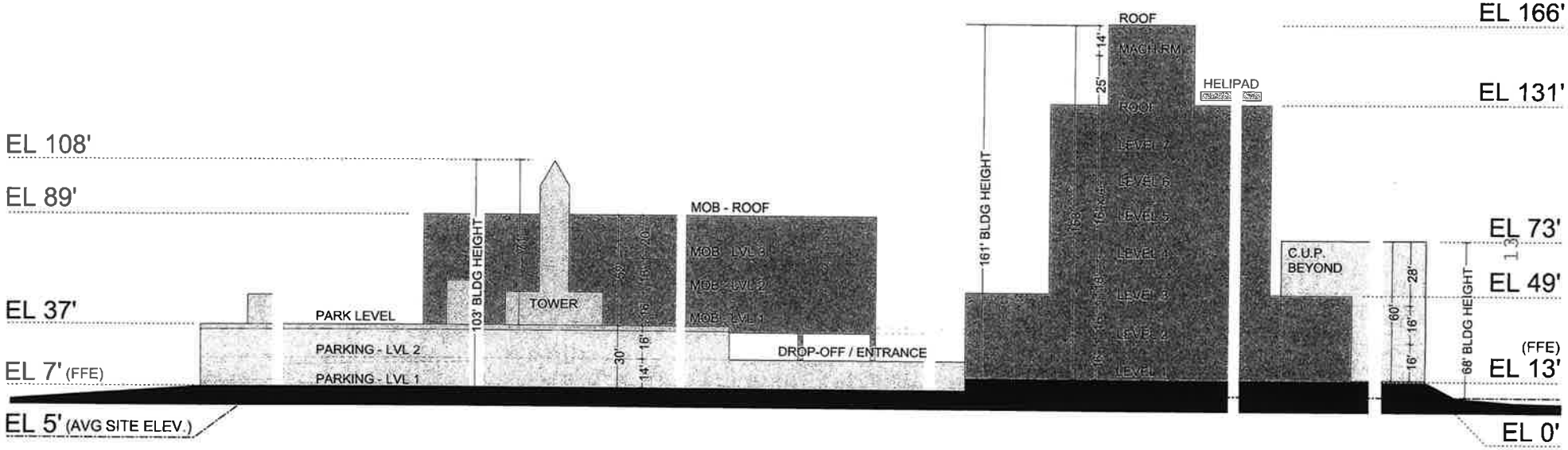
Client

Health First

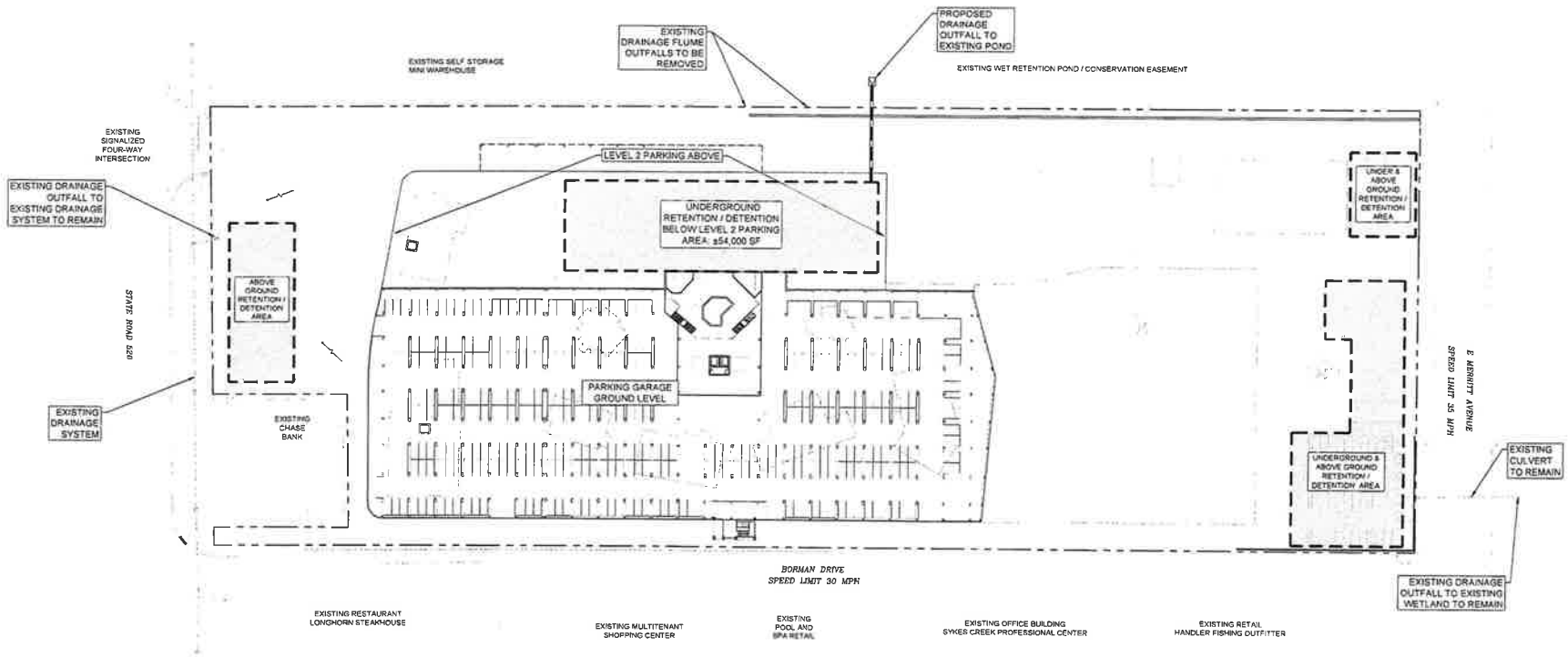
Project Title

HEALTH FIRST WELLNESS VILLAGE MERRITT ISLAND

SITE SECTION DIAGRAM



* All Elevations (EL X') Are NAVD 88



GENERAL NOTES

1. THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO FINAL DESIGN AND PERMITTING
2. SOME PROPOSED STORM WATER MANAGEMENT SYSTEM ELEMENTS HAVE BEEN EXAGGERATED ON PLAN FOR ILLUSTRATIVE PURPOSES AND DO NOT REFLECT ACTUAL SIZING

DRAINAGE STATEMENT

RUNOFF WILL BE CONVEYED BY OVERLAND FLOW AND STORM SEWER TO A COMBINATION OF DRY RETENTION / DETENTION AREAS AND / OR UNDERGROUND CHAMBERS FOR TREATMENT AND ATTENUATION PRIOR TO DISCHARGE OFFSITE.

NORTH

0 30 60 120 180

DRAWING SCALE 1" = 60'

LEGEND

- PROPERTY LINE
- OFFSITE FEATURE LINES
- R/W CENTERLINE
- PARCEL LINE
- PAVEMENT
- STORM TREATMENT & ATTENUATION AREA
- STORM DRAINAGE INLET
- MITERED END SECTION
- STORM DRAINAGE PIPE
- FLOW DIRECTION
- CURB INLET

JOHN H. WILT, PE
FLORIDA REGISTRATION 63333

Rev	Date	Description

Drawing Status

INFORMATIONAL

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TEL 321 242

FBPE CERTIFICATE OF AUTHORIZATION

Client

Health First

Project Title

HEALTH FIRST WELLNESS VILLAGE MERRITT ISLAND

REQUESTED WAIVERS:

The following waivers are requested with approval of the PUD and PDP, per Sec. 62-1448(b)(2), and are justified to allow the development of the necessary program elements:

HOSPITAL

1) Sec. 62-2101.5 (a) (2); Additional building height.

Waiver for a 41 ft. reduction in the 2:1 setback requirement to RU-1-9 single-residential zoning boundary along the north side of E. Merritt Island Avenue (100 ft right of way).

Allowed: 322 ft. / Proposed: 281 ft.

2) Maximum Building Height; Sec. 62-2101.5 (b) (1) (a):

a) A waiver for a 126 ft increase in building height within calculated setbacks:

Allowed: 35 ft. / Proposed: 161 ft.

3) Maximum Building Height; Sec 62-2101.5 (b) (1) b:

a) A waiver for a 101 ft. increase in building height with adjacent zoning BU-1 & BU-2:

Allowed: 60 ft. / Proposed: 161 ft.

4) Sec 62-1446 (d) (3) e; Minimum Distance Between Structures

A waiver for a 40 ft. reduction in separation distance between the 5-story Wellness Village and 7-story Hospital:

Required: 40 ft. / Proposed: 0 ft.

5) Sec. 62-2203 (a); Airport zone and airspace height limitations

A 10.76 ft. waiver above the Horizontal zone for Merritt Island Airport, as defined in Sec. 62-2202(14). Airport zones.

Allowed: 155.24 ft. / Proposed: 166 ft.

PARKING GARAGE

1) PUD Perimeter setback reduction; Sec. 62-1446 (d) (4):

a) A 25 ft setback waiver for the east stairway structure along the Borman Dr. right of way line:

Required: 25 ft. / Proposed: 0 ft.

b) A 20 ft. setback waiver along the south interior lot line (adjacent to the bank):

Required: 25 ft. / Proposed: 5 ft.

2) Sec. 62-1446 (d) (8); same—Land use regulations.

A 15 ft. setback waiver for the east stairway structure along Borman Dr. frontage.

Allowed: 15 ft. / Proposed: 0 ft.

WELLNESS VILLAGE

For the purpose of calculating setbacks the height of the Wellness Village is measured from the average site elevation of 5.00. For waivers 3 and 4 below, the height of the Wellness Village is measured from the top of the first parking garage level which is 16 ft above the average site elevation of 5.00.

1) Building Height Setback Reduction; Sec. 62-2101.5 (a) (1)

a) An 85 ft. setback waiver along the south interior property line:

Required: 90 ft. / Proposed: 5 ft.

b) A 16 ft. setback waiver along the west interior property line:

Required: 90 ft. / Proposed: 74 ft.

2) PUD Perimeter setback reduction; Sec. 62-1446 (d) (4):

A 20 ft. setback waiver along the south interior lot line (adjacent to the bank):

Required: 25 ft. / Proposed: 5 ft.

3) Maximum Building Height; Sec. 62-2101.5 (b) (1) (a):

A waiver for a 54 ft increase in building height within calculated setbacks:

Allowed: 35 ft. / Proposed: 89 ft.

4) Maximum Building Height; Sec 62-2101.5 (b) (1) b:

A waiver for a 29 ft. increase in building height with adjacent zoning BU-1 & BU-2:

Allowed: 60 ft. / Proposed: 89 ft.

CENTRAL UTILITY PLANT

1) Maximum Building Height; Sec. 62-2101.5 (b) (1) a:

A waiver for a 33 ft increase in building height within calculated setbacks:

Allowed: 35 ft. / Proposed: 68 ft.

2) Maximum Building Height; Sec 62-2101.5 (b) (1) b:

A waiver for an 8 ft. increase in building height with adjacent zoning BU-1 & BU-2:

Allowed: 60 ft. / Proposed: 68 ft.

RETAINING WALLS

1) PUD Perimeter setback reduction; Sec. 62-1446 (d) (4):

a) A 20 ft. setback waiver for the concrete retaining wall structure supporting the west drive aisle and ramps along the west interior lot line (adjacent to the mini-warehouse storage facility):

Required: 25 ft. / Proposed: 5 ft.

b) A 25 ft. setback waiver for concrete retaining wall structures along E Merritt Ave right of way line:

Required: 25 ft. / Proposed: 0 ft.

c) A 25 ft. setback waiver for the concrete retaining wall structure supporting the north parking lot along the Borman Dr. right of way line:

Required: 25 ft. / Proposed: 0 ft.

2) Sec. 62-1446 (d) (8); same—Land use regulations.

a) A waiver for a 25 ft reduction in setback distance of the concrete retaining wall structures along E Merritt Ave right of way line:

Required: 25 ft. / Proposed: 0 ft.

b) A waiver for a 15 ft reduction in setback distance of the concrete retaining wall structure supporting the north parking lot along the Borman Dr. right of way line:

Required: 15 ft. / Proposed: 0 ft.

3) Sec. 62-2019 (a); Fences, walls and other obstructions.

a) A waiver for a 17 ft. increase in wall height for the ramp retaining wall along the west interior property line.

Allowed: 8 ft. / Proposed: 25 ft.

b) A waiver for a 22 ft. increase in wall height for the Oxygen Tank enclosure wall near the west interior property line.

Allowed: 8 ft. / Proposed: 30 ft.

4) Sec. 62-2019 (c); Fences, walls and other obstructions.

a) A waiver for an 11 ft increase in retaining wall height of the concrete retaining wall structures within the required street setback along E Merritt Ave.

Allowed: 4 ft. / Proposed: 15 ft.

b) A waiver for an 11 ft increase in retaining wall height of the concrete retaining wall structure supporting the north parking lot within the required street setback along Borman Dr.

Allowed: 4 ft. / Proposed: 15 ft.

HOSPITAL HELIPORT

1) Sec 62-1443; Permitted Uses

A waiver to allow a Hospital Heliport per FAA AC 150/5390-2C Chapter 4 design guidelines.

2) Sec 62-1943.5; Waiver request to allow hospital heliport as an accessory use to PUD zoning.

A hospital heliport will be needed to support the hospital's use of First Flight, Health First's air transport, a life-saving service for the community. In addition to the common accepted practice of equipping hospitals with helicopter landing facilities for life-saving services, an expectation to have such facilities is found under the Federal Centers for Medicare & Medicaid Service (CMS) authorization for The Joint Commission to survey on behalf of CMS. The Joint Commission's standard that applies in this case is identified as LD.04.01.11. The rationale of this standard requires hospitals to allocate resources into services that have a direct effect on patient outcomes with the highest priority on high-risk processes which can affect patient safety. The elements of performance for this standard addresses all interior and all exterior spaces. Therefore, the hospital must demonstrate during Joint Commission inspections that life-saving helicopter access to a helipad, with a highly efficient patient transfer to the Emergency Department, is available on a 24 hour per day, 7 days per week basis. Hospital's must regularly take Joint Commission inspection teams on complete tours of their campus and these tours include an inspection of the helicopter facilities. The Joint Commission also requires hospitals to comply with applicable codes and laws

and require hospitals to provide full certification that a hospital's helipad meets all FAA requirements.

Sec 62-1943.5; Private Heliports ***Note: Health First's responses are in bold below***

Private heliports as an accessory use to a single-family residence may be permitted as a conditional use within the GU, PA, AGR, AU and REU zoning classifications subject to the following

conditions:

(1) No more than one helicopter may be located on any residential property.

Will comply, only one helicopter at a time will be present at the hospital.

a. A conceptual site plan, binding on the property owner, shall be submitted which shows the following:

1. Legal boundaries of said property.

Legal boundaries are shown on the PDP.

2. Display the overall dimensions of the actual landing and take-off areas.

Will comply; these dimensions will be developed during the design and permitting phase and shown on the Final Development Plan. Currently, two location options are under consideration for the helipad: either a rooftop structure or an elevated structure adjacent to the hospital. The heliport location and flight paths will be permitted through the Federal Aviation Administration (FAA) and Florida Department of Transportation.

3. Indicate the front, side, and rear setbacks from the closest point of private heliport.

Will comply; these dimensions will be finalized during the design and permitting phase and shown on the Final Development Plan.

b. Applicants shall submit a detailed map which depicts the approach zone for said heliport and the relation to existing single family homes.

Will comply; this will be done during the design and permitting phase and shown on the Final Development Plan. The flight path will be designed to maximize distance from the Harbor Del Rio Condominiums to minimize any noise impacts while still providing safe flight operations.

c. Applicants shall present documentation as to the specific model of helicopter, including the noise characteristics, to be placed on the property.

Military H-60 variants and Eurocopter EC-135 are proposed for design purposes. Documentation to be submitted during the design and permitting phase.

d. Applicants shall submit a noise exposure map as prepared by a certified engineer for proposed flight path.

Will comply; this will be provided during the design and permitting phase.

e. In order to maintain a reasonable decibel level for surrounding homes, the proposed flight paths shall not exceed current FAA noise requirements.

Will comply; proposed flight paths will be established in compliance with FAA regulations during the design and permitting phase.

f. Surfacing of the landing facility shall be such so as to minimize the blowing of any dust, dirt or other objectionable material onto neighboring property.

Will comply.

g. Private heliport operations shall not be used for commercial purposes.

The heliport will be used to serve the hospital and local community for emergency health care services.

(2) No helicopter shall be permitted which is designed for carrying more than four persons.

A waiver is requested to allow for the helicopter to carry the required flight crew, medical crew and patients being transported by the helicopter.

(3) Take-off and landing areas and all attendant facilities shall be located at least 500 feet from all property lines. These areas shall be encircled by a fence or natural buffer not less than five feet in height. Each private heliport shall be limited to two round trips per day during daylight hours.

A waiver is requested to the 500 ft requirement to allow for the heliport to be located up to the property lines. Limitations exist due to the urban nature of the site that do not allow for a 500 ft buffer to the property lines.

A waiver is requested for the fence or natural buffer requirements as those requirements are in conflict with the helicopter approach and departure surface clearance requirements.

A waiver is requested to the limit of two round trips per day to allow helicopter operations as necessary to respond to patients requiring helicopter transport for

medical care. While it is not expected that there will be more than two round trips per day there may be instances where the number of medical emergencies requiring helicopter transport could exceed that limit. It is noted that the existing Cape Canaveral Hospital (CCH) in Cocoa Beach sees approximately two-hundred flights per year, an average of less than one flight per day. The type and frequency of the heliport use at the new hospital is anticipated to be similar to the existing CCH for the following reasons:

• Holmes Regional Medical Center (HRMC), located in Melbourne, is the Level II Trauma Center for Health First. Incoming helicopter transport of patients requiring this level of care will continue to be directed to HRMC.

• Currently, incoming patients being transported by First Flight may still be brought to CCH for evaluation and stabilization. It is here that it is determined whether Level II Trauma care is needed.

• If it is determined that the patient is in need of Level II Trauma care, they will be airlifted via First Flight to HRMC.

• The proposed new CCH is not designed to be a Level II Trauma Center. Patients needing this level of care would continue to be airlifted to HRMC's Level II Trauma Center after assessment at CCH.

A waiver is requested to permit helicopter operations during night time hours; in order to receive timely medical care, patients may require transport at night.

(4) Facilities for fueling are prohibited.

Will comply, there will be no fueling areas at the facility.

(5) The board of county commissioners shall make a finding that the proposed activity would have no adverse impact prior to approval of this conditional use.

Acknowledged.

(6) All property owners within 1,000 feet of the subject property shall be notified of the conditional use permit (CUP) request.

Will comply. The timing of the notification will be coordinated with County staff.

(7) Helicopters for agricultural purposes are exempt from the requirements of this section on parcels zoned PA, AU or AGR with 100 acres or more of improved agricultural use.

This section is not applicable, helicopter will not be used for agricultural purposes.

(8) Each owner shall be responsible to insure that the proposed private heliport be in compliance with F.S. ch. 330 and federal aviation regulations.

Will comply.

(9) Proposed private heliports shall comply with sections 62-2201 and 62-2202 of this chapter.

Will comply.

APPLICANTS RESPONSES TO THE INFORMATION REQUESTED IN SECTION 62-1448

(See bold text below)

Sec. 62-1448. - Same—Approval of preliminary development plan and tentative zoning.

(a) *Preapplication conference.* Before submission of a preliminary application for approval of a planned unit development zoning classification, the developer and his registered engineer, architects or site planner are encouraged to meet with the zoning official and such other personnel as necessary to determine the feasibility and suitability of his application. This step is encouraged so that the developer may obtain information and guidance from county personnel before entering into any binding commitments or incurring substantial expenses of site and plan preparation.

A preapplication conference was held on March 3rd, 2022.

(b) *Preliminary application.*

(1) *Generally.* A preliminary application shall be submitted to the county by the developer requesting approval of the site as a planned unit development zone. The preliminary application shall contain the name of the developer, the surveyor and the engineer who prepared the development plan and topographic data map, and the name of the proposed planned unit development per the nomenclature provided in section 62-1447. (See PUD illustrations concerning the level of detail required.)

The preliminary application is provided with this submittal and contains the information

requested above.

(2) *Exhibits; contents of development plan.* The following exhibits shall be attached to the preliminary application:

a. A vicinity map indicating the relationship between the planned unit development and its surrounding area, including adjacent streets and thorough- fares.

The vicinity map is attached with the application and included on the PDP.

b. A development plan that shall contain but not be limited to the following information:

1. The proposed name or title of the project, and the name of the engineer, architect and developer.

This information is shown on the PDP.

2. North arrow, scale (one inch equals 200 feet or larger), date and legal description of the proposed site.

This information is shown on the PDP.

3. The boundaries of the tract shown with bearings, distances, closures and bulkhead lines, all existing easements, section lines, and all existing streets and physical features in and adjoining the project, and the existing zoning.

This information is shown on the survey included with the application package.

4. The name and location of adjoining developments and subdivisions.

This information is shown on the PDP and in the narrative, above.

5. Proposed parks, school sites or other public or private open space.

There are no proposed parks, school sites or public open space. Private open space is shown on the PDP.

6. Vehicular and pedestrian circulation systems, including off-street parking and loading areas, driveways and access points.

This information is shown on the PDP.

7. Site data, including tabulation of the total number of gross acres in the project, the acreage to be devoted to each of the several types of primary residential and secondary

nonresidential uses, and the total number of dwelling units.

This information is shown on the PDP.

8. Proposed common open space, including the proposed improvements and any complementary structures and the tabulation of the percent of the total area devoted to common open space. Areas qualifying for common open space shall be specifically designated on the site plan.

Not applicable, common open space is required for residential.

9. Delineation of specific areas designated as a proposed stage.

The owner intends to develop the project as a single stage (phase), with the buildings to be sequenced in construction.

10. A general statement, including graphics, indicating proposed corridors of drainage and their direction, natural drainage areas, specific areas which are to function as retention lakes or ponds, anticipated method for accommodating runoff (curb and gutter, swales or other method), and treatment methods for discharge into area waterways for the site to ensure conformity with natural drainage within the vicinity area or with the drainage plan established within the vicinity area.

This information is shown on the PDP.

11. The general location within the site of each primary residential and secondary nonresidential use, and the proposed amount of land to be devoted to individual ownership.

There is no residential use proposed; the general location of nonresidential use is shown on the PDP.

12. The proposed method of dedication and administration of proposed common open space.

Not applicable, common open space is required for residential.

(5) *Review criteria.* The decision of the planning and zoning board on the preliminary development plan application shall include the findings of fact that serve as a basis for its recommendation. In

making its recommendation, the planning and zoning board shall consider the following facts:

a. Degree of departure of the proposed planned unit development from surrounding residential areas in terms of character and density.

The character of the surrounding area is substantially commercial with uses such as BJs Wholesale and Cubesmart to the west, the Merritt Square Mall to the south, and a variety of retail and medical uses to the east defining this neighborhood. The health care focused "Wellness Village" character of the proposed PUD will compliment and support the surrounding area. The nearest residential use is the Harbor Del Rio Condominium, with the closest condominium building located approximately 480 ft from the northwest corner of the Health First property.

b. Compatibility within the planned unit development and relationship with surrounding neighborhoods.

The proposed development is compatible within the PUD and with the surrounding uses and neighborhoods which are substantially commercial in nature.

c. Prevention of erosion and degrading of surrounding area.

Erosion and degradation of the surrounding area will be prevented by an onsite stormwater management system and stabilization of unpaved areas by landscaping. Further, this investment will very likely serve as a catalyst for future investments along this corridor that will seek to support the vision and mission of the Wellness Village.

d. Provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation as shown in the preliminary development plan.

No public education facilities (schools) are proposed but an education center will be available for health and wellness education purposes. A privately-owned health club open for public membership is proposed as well as walking trails throughout the Village. Bus stop locations for public transportation will be coordinated with Space Coast Area Transit. Water supply will be provided with on-site water distribution system connected to the City of Cocoa water mains. Sewage disposal will be provided by on-site gravity sewer mains connected to the Brevard County Utilities sewer mains.

Surface drainage and flood control will be provided by an onsite stormwater management system. Soil conservation of unpaved areas will be provided by landscaping. These provisions are shown on the PDP.

e. The nature, intent and compatibility of common open space, including the proposed method for the maintenance and conservation of the common open space.

Not applicable, common open space is required for residential.

f. The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.

The property owner intends to construct the project in one stage (phase), with the buildings to be sequenced in construction.

g. The availability and adequacy of water and sewer service to support the proposed planned unit development.

There is available water and sewer service existing on-site. This infrastructure has the capacity to support the proposed development, with modifications that may be required to the locations and alignment of water and sewer mains based on the proposed development.

h. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development.

The proposed PUD is located adjacent to SR 520 (East Merritt Island Causeway), Borman Drive and E. Merritt Avenue. Included in the application is a Traffic Memorandum presenting adjacent facilities existing traffic and capacity utilization along with a trip generation summary of the proposed land uses, as provided by the ITE Trip Generation Manual. The trip generation summary provides peak hour and daily trip generation estimates. A Traffic Study is in progress to evaluate the actual traffic generation as captured trips are anticipated due to the multi-use nature of the Wellness Village, and to identify needs for traffic infrastructure improvements. It is anticipated that the Traffic Study unique to this development makeup will reveal that

less trips will be generated by the Wellness Village than the unadjusted baseline calculations dictated by the ITE Trip Generation Manual.

i. The benefits within the proposed development and to the general public to justify the requested departure from the standard land use requirements inherent in a planned unit development classification.

The proposed development will provide a multitude of community benefits, including a local hospital and access to health care facilities such as doctors' offices and outpatient surgery. There will also be a physical fitness center and retail shops.

j. The conformity and compatibility of the planned unit development with any adopted development plan of the county.

The PUD is compatible with Brevard County's Comprehensive Plan and the vision set forth for the Merritt Island Redevelopment Agency.

k. The conformity and compatibility of the proposed common open space, primary residential and secondary nonresidential uses with the proposed planned unit development.

Not applicable, common open space is required for residential.

Excerpts from document: *22.04.08 HFWV – PUD Rezoning Package Resubmittal (002).pdf*

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April 8, 2022
Jeffrey Ball, AICP
Planning & Zoning Manager
Brevard County Planning & Development Department
2725 Judge Fran Jamieson Way, Bldg. A, Room 114
Viera, FL 32940

RE: Health First Wellness Village PUD/PDP (22PUD00001) Response to RAI-1 Comments

Mr. Jeffrey Ball,

We have reviewed staff comments in the letter received March 22, 2022. Below you will find each comment followed by a response in **bold**.

ZONING – GEORGE RITCHIE

1. The request to add the "Heliport" use as a permitted use within the current PUD PDP proposal requires the applicant provide justification presented for said use regarding any ADS waivers of Code will need to be documented as well as presented to the Planning & Zoning Board and the Board of County Commissioners during the public hearing process per Section 62-1444 and Section 62-1442 (c) of Brevard County Code in order to be granted that identified use. "The applicant shall justify the proposed alternative development standard(s) by describing how it promotes a development form facilitating the goals and objectives of article VI of this chapter and does not violate the purpose of this chapter for the protection of the public health, safety and welfare in the subdivision of land. The applicant shall specifically include the alternative development standard(s) in the preliminary development plan, and shall present its justification to the planning and zoning board and board of county commissioners in public hearing." The PDP needs more analysis than a simple waiver or exemption request.

   Response: Per our March 30, 2022 meeting the Heliport waiver request has been revised and update to specifically address the requirements of 62-1943.5.

2. If no decision has been made to limit use to one helipad, you can identify that both locations (primary and a backup location) are proposed.

   Response: Comment noted, the intent is to construct a single helipad but both alternates will be shown on the PDP.

   A point of concern is the proposed location of both helipads north of the hospital will focus sound reverberations north into residential zoned property. At that location sound barriers may need to be provided to reduce the noise levels projected in that direction to meet the performance standards of Section 62-2271 of Brevard County Code.

   Response: Comment noted.

3. The architectural renderings to depict scale and scope of the project are necessary for the review. Please provide updated images that matches the current PDP. The current submittal doesn't capture the complexity and integration of the site using the 2-level parking garage as a connecting feature.

   Response: ***An updated Architectural rendering is included in the revised application package.***

4. Staff can consider the average elevation of the finished development grade to be 5.0- feet as identified on the updated Site Selection Diagram. Based upon that number, the 2-story garage will be considered to have a building height of 29-feet. Staff will also use the proposed floor height of 16-feet per floor as noted on the Site Selection Diagram to determine the total building height for setback purposes of the various 1-story and 2- story buildings which were not identified with building height information on Sheet CS-1. Those buildings not identified with building heights are the Coffee Shop, Fitness Center, Education Center, Spa, Mixed-Retail, Restaurant and Daycare buildings.

   The one-story building height above the 2-level garage equates to a height of 16' + 29'= 45' high. This building height requires a minimum building setback of 12.5' added to the base zoning setback. The required east, southeast and west side yard setbacks (where adjacent to other properties) increase from 5' to 17.5-feet. For informational purposes, the additional setbacks noted in Section 62-2101.5 (a)(1) of Brevard County Code apply to building setback where adjacent to other parcels and not to road rights- of-way. Please amend each building perimeter setback noted due to additional building height for your adjusted waiver requests. If the building locations are located interior to the parking deck limits, those requests for additional setback waivers may be reduced or unnecessary.

   The two-story building height above the 2-level garage equates to a height of 32' + 29' = 61' high. This building height requires a minimum building setback of 32.5' added to the base zoning setback. The required east, southeast and west side yard setback increases from 5' to 37.5-feet. Please amend each building perimeter setback noted due to additional building height for your adjusted waiver requests. If the building locations are located interior to the parking deck limits, those requests for additional setback waivers may be reduced or unnecessary.

   The three-story MOD building height above the 2-level garage equates to a height of 81' high. This building height requires a minimum building setback of 57.5' added to the base zoning setback. The required west side yard setback increases from 5' to 62.5- feet. If the building location is located interior to the parking deck limits, that request for additional setback waiver may be reduced or unnecessary.

   Response: ***The Wellness Village configuration shown on the PDP is initial and intended to define the program elements. The actual locations are likely to change during the design phase. Per our March 30, 2022 meeting the waiver requests have been simplified to group the site into the main components; Hospital, CUP, Parking Garage, Heliport and Wellness Village, reducing the complexity and number of requested waivers. This is allowed for flexibility in the location of the various proposed elements.***

5. The Hospital setback height waiver of 2:1 (residential zoning setback) requires a minimum setback of 322 feet from the RU-1-9 single-residential zoning boundary along the north side of

E. Merritt Island Avenue. The setback waiver request needs to be amended to 41-feet, based upon 181' setback from the north property line and the 100' wide road right-of-way (E. Merritt Ave.). Your identified waiver request is for 42-feet.

Response: Waiver request has been corrected to 41 feet.

ENGINEERING – LAUREN HOLMAN

1. Please revise the requested setback waivers #2 and 12 to Sections 62-1446 (d)(4) and 62-1446 (d) (8) to allow for the setback area needed to construct and maintain the proposed building structures outside of the existing rights-of-way of both Borman Drive and East Merritt Island Avenue.

   Response: We have included narrative language to specify the proposed building structure (stairway and retaining wall) will be constructed with materials requiring low maintenance.

   Please also revise the Preliminary Development Plan to show the proposed structures that are shown at the right-of-way line to allow for construction and maintenance of these structures within the property without impacting the existing rights-of-way.

   Response: Per our March 30, 2022 meeting it is anticipated that a right of way use permit will be applied for during the design and permitting phase to allow for the contractor to use the adjacent right of way during construction. Maintenance access after construction will be similar to other retaining walls located within Brevard County that abut the right of way.

   Additional right-of-way permitting, right-of-way use agreements, and performance bonds for construction and/or for certification of completion may be needed.

   Response: Comment noted.

2. Please revise the Preliminary Development Plan, to show the proposed pickup and drop-off lane to be outside of the Borman Drive right-of-way. Private improvements are not permitted within the right- of-way. Adjust the proposed sidewalk along Borman Drive accordingly.

   Response: Pickup and drop-off lane will be relocated to within the property boundaries.

3. The Preliminary Development Plan is not signed and sealed by a Florida Licensed Professional Engineer and was reviewed by staff as a conceptual plan. Staff will review for Code compliance during site plan review under Chapter 22 as it applies to site plan elements; and Chapters 62, 86, and 106, per the Code of Ordinances of Brevard County.

   Response: Comment noted.

NATURAL RESOURCES – JEANNE ALLEN

1. This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information. In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed

conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations. This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.

Response: Comment noted.

As always, Jeffrey, we appreciate your professional courtesies. If you have any questions regarding the resolutions or the enclosed documents, I can be reached at the contact provided below.

Sincerely,

John H. Wilt, PE

Sr. Engineer IV

North America
Civil Engineering
(321) 775-6641 | john.wilt @atkinsglobal.com
Atkins, member of the SNC-Lavalin Group
2671 W. Eau Gallie Blvd, Melbourne, FL 32935

MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY
April 28, 2022

ITEM II. B.

AGENDA REPORT ITEM: Development Presentations	
PROJECT:	Ms. Apple's Crab Shack Concept Charette Presentation (action item)
Requested Action:	Review Ms. Apple's Crab Shack Charette Concept & Direction Forward

Summary Explanation & Background:

MIRA has collaborated with Brevard County Natural Resources, in the development of the Griffis Landing working waterfront, including funding and engaging actively in plan development, site planning, funding in part, acquisition of the property, providing matching grant funding, and most recently renovations at Doc's Bait House.

At the January 27, 2022 Board of Directors meeting the MIRA Board participated in a Design Charette managed by Eleven-18 Architecture. The purpose of the Charette was to provide creative collaborative input towards creation of a future concept plan for Ms. Apple's Crab Shack.

A significant part of Merritt Island History, and the Griffis Landing working waterfront is the site known as Ms. Apples Crab Shack. This site, needs major improvements, to promote safety, use, and aesthetic enduring, historic charm and appeal. Chapter 6 -10 and 6-12 of the Merritt Island Redevelopment Agency Redevelopment Plan identify the lack of opportunities for public access to the Indian River Lagoon waterfront, despite, the abundance of river frontage throughout Merritt Island.

The Redevelopment Plan called for creation and implementation of a Griffis Landing Development Plan. This will improve publicly owned use and access to the Indian River, and preserve one of the last "working waterfronts" on Merritt Island. Working Waterfront can be defined as an area or structure on, over, or adjacent to navigable waters that provides access to the water and is used for water-dependent commercial, industrial, or governmental activities, including commercial and recreational fishing; tourism; aquaculture; boat and ship building, repair, and services; seafood processing and sales; transportation; shipping; marine construction; and military activities.

Fiscal Impact: TBD

Exhibits Attached: 2016 Griffis Landing Site Plan

BOAT/TRAILER PARKING PROVIDED FOR CRABBERS = 12
PARKING FOR ADJACENT SITE USE = 12

EXISTING BUILDING SETBACKS

FRONT: 28.31' (DOC'S BAIT HOUSE)
SIDE: 55.87' (DOC'S BAIT HOUSE)

(PROPOSED SETBACKS SHOWN ON PLAN)

DRAINAGE STATEMENT

No new drainage structures are proposed

WATER STATEMENT

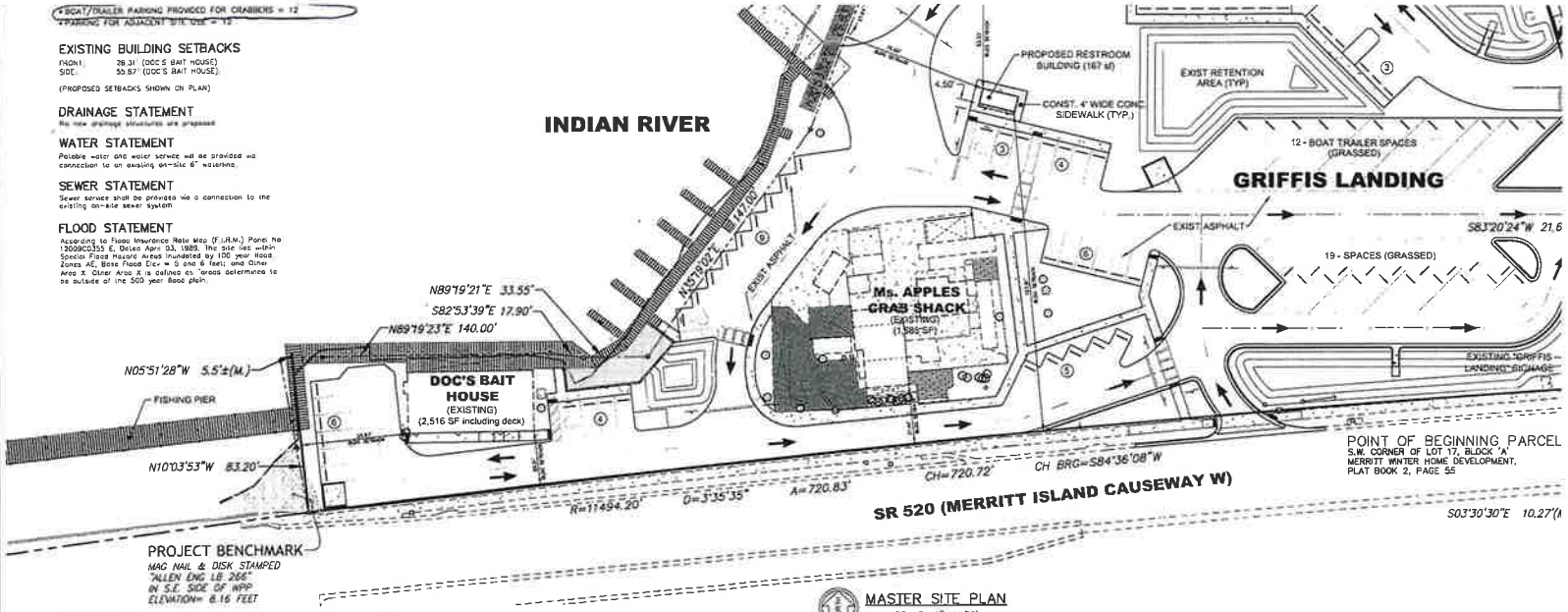
Potable water and water service will be provided via connection to an existing on-site 6" waterline.

SEWER STATEMENT

Sewer service shall be provided via a connection to the existing on-site sewer system

FLOOD STATEMENT

According to Flood Insurance Rate Map (F.I.R.M.) Panel No 120090C0355 E, Dated April 03, 1989, the site lies within Special Flood Hazard Areas inundated by 100 year flood, Zones AE, Base Flood Elev = 5 and 6 feet; and Other Area X. Other Area X is defined as "areas determined to be outside of the 500 year flood plain.



MASTER SITE PLAN
SCALE: 1" = 30'

OVERALL PARCEL LEGAL DESCRIPTION
(Prepared by Project Surveyor)

PARCEL A:

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON ROD MONUMENTING THE SOUTHWEST CORNER OF LOT 17, BLOCK "A" OF MERRITT WINTER HOME DEVELOPMENT, RECORDED IN PLAT BOOK 2, PAGE 55 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN S 83 degrees 28 minutes 03 seconds E, ALONG A RADIAL LINE, A DISTANCE OF 10.27 FEET TO A NAIL AND DISC ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 520 (AS DETERMINED BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE ROAD 520 (FROM: FRANKLIN STREET TO: INDIAN RIVER), PROJECT #1124, DATED JUNE 1977). SAID POINT BEING ON AN 11,494.20 FOOT RADIUS CURVE TO THE LEFT, THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03 degrees 35 minutes 35 seconds, A DISTANCE OF 720.72 FEET TO AN IRON ROD, THENCE N 05 degrees 51 minutes 28 seconds W, A DISTANCE OF 5.5 degrees 51 minutes 28 seconds W, A DISTANCE OF 2 FEET, MORE OR LESS, TO AND OVER THE WATERS OF THE INDIAN RIVER, THENCE RETURN TO THE POINT OF BEGINNING AND RUN N 15 degrees 28 minutes 42 seconds W, ALONG THE WESTERLY RIGHT OF WAY LINE OF WHITNEY AVENUE (FORMERLY INDIAN AVENUE BOULEVARD), A DISTANCE OF 147.00 FEET TO A NAIL AND DISC MONUMENTING THE NORTHEAST CORNER OF THE "GRIFFIS LAND" AS INDICATED ON THE SUBDIVISION RECORDED PLAT OF MERRITT CITY SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 43, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 83 degrees 20 minutes 47 seconds W, ALONG THE NORTH LINE OF SAID "GRIFFIS LAND", A DISTANCE OF 21.6 FEET TO AN IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF WHITNEY

PROJECT CONTACTS

OWNER/APPLICANT:
BREVARD COUNTY NATURAL RESOURCES MANAGEMENT DEPT.
2725 JUDGE FRAN JAMIESON WAY, BLDG A
VIERA, FL 32940
PHONE: (321) 633-2016
CONTACT: VIRGINIA BARKER, DIRECTOR
CONTACT: MATT CULVER, PROJECT MANAGER

CIVIL ENGINEER:
BUTSON-MATLER ENGINEERING GROUP, INC
100 PARNELL STREET
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 453-0010
CONTACT: JOSEPH W. MAYER, P.E.

SURVEYOR:
ALLEN ENGINEERING INC.
108 DIXIE LANE
COCOA BEACH, FLORIDA 32931
PHONE: (321) 783-2461

UTILITY COMPANY CONTACTS

FLORIDA POWER & LIGHT
270 PIONEER RD
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 455-5120
CONTACT: SUE WILLIAMS

AT&T TELECOMMUNICATIONS
712 FLORIDA AVE
COCOA FL 32922
PHONE: (321) 723-8040
CONTACT: BRYAN COUGHLIN

BREVARD COUNTY UTILITY SERVICES
2725 JUDGE FRAN JAMIESON WAY, BLDG A - SUITE 213
VIERA, FLORIDA 32940
PHONE: (321) 639-3089
CONTACT ROBERT G. ADOLPHE, P.E., DIRECTOR

BRIGHT HOUSE NETWORKS

CITY OF COCOA UTILITIES
351 SHEARER BLVD
COCOA, FLORIDA 32922
PHONE: (321) 433-8799
CONTACT: JACK A. WALSH, P.E.

BREVARD TRAFFIC OPERATIONS
2725 JUDGE FRAN JAMIESON WAY
VIERA, FLORIDA 32940
PHONE: (321) 633-2077
CONTACT: LAVANDA LANE

SUNSHINE 811
www.sunshine811.com
(800) 432-4770
CALL BEFORE ANY CONSTRUCTION/EXCAVATION

GENERAL STATEME

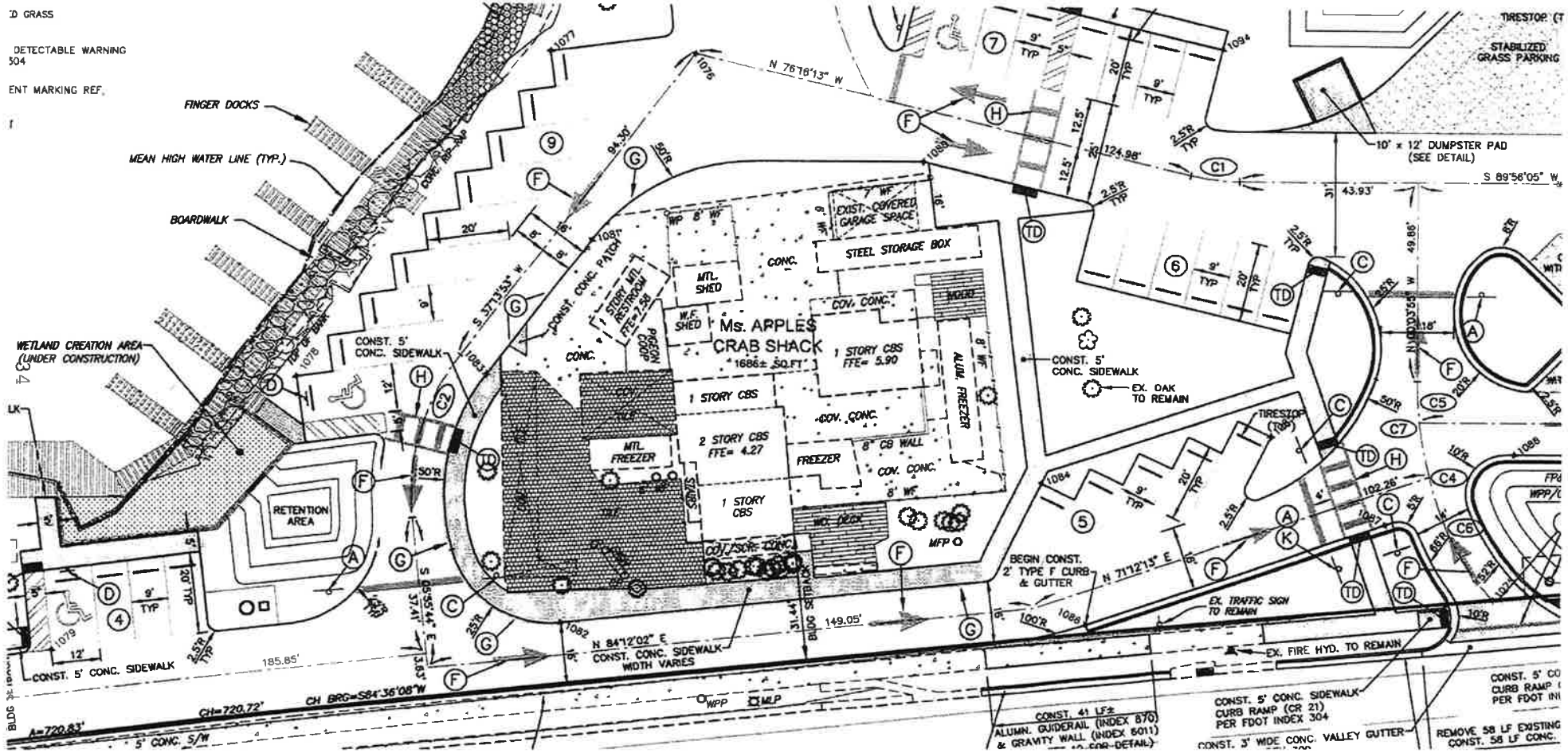
This site plan reflects a proc
previously approved site plan
building (1,119 SF) has been r

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEE
2	CONSTRUCTI

PERVIOUS/IMPERVIO

SITE AREA:
EXISTING IMPERVIOUS
EXIST. BUILDING FOOTPRINT
EXIST. CONCRETE/SIDEWALK
PROPOSED IMPERVIOUS


D GRASS
DETECTABLE WARNING
304
ENT MARKING REF.
FINGER DOCKS
MEAN HIGH WATER LINE (TYP.)
BOARDWALK
WETLAND CREATION AREA
(UNDER CONSTRUCTION)
RETENTION AREA
CONST. 5' CONC. SIDEWALK
CONST. CONC. PATCH
1 STORY WTL RESTROOM FFE=7.58
PIGEON COOP
MTL. SHED
W.F. SHED
Ms. APPLES
CRAB SHACK
1686± SQ.FT.
1 STORY CBS
FFE= 5.90
1 STORY CBS
2 STORY CBS
FFE= 4.27
1 STORY CBS
MTL. FREEZER
FREEZER
ALUM. FREEZER
8" CB WALL
COV. CONC.
CONC.
STEEL STORAGE BOX
EXIST. COVERED GARAGE SPACE
WD. DECK
MFP
N 76°16'13" W
S 37°13'53" W
N 84°12'02" E
CONST. CONC. SIDEWALK
WIDTH VARIES
149.05'
185.85'
CH=720.72'
CH BRG=S84°36'08"W
A=720.83'
5' CONC. S/W
BEGIN CONST.
2' TYPE F CURB
& GUTTER
N 71°12'13" E
EX. TRAFFIC SIGN
TO REMAIN
EX. FIRE HYD. TO REMAIN
CONST. 41 LF±
ALUMN. GUIDERAIL (INDEX 870)
& GRAVITY WALL (INDEX 5011)
CONST. 5' CONC. SIDEWALK
CURB RAMP (CR 21)
PER FDOT INDEX 304
CONST. 3' WIDE CONC. VALLEY GUTTER
REMOVE 58 LF EXISTING
CONST. 58 LF CONC.
10' x 12' DUMPSTER PAD
(SEE DETAIL)
S 89°56'05" W
124.98'
43.93'
102.26'
EX. OAK
TO REMAIN
TIRESTOP
STABILIZED
GRASS PARKING
BLDG

MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY
April 28, 2022

ITEM II. C.

Agenda Report Item: Development Presentations

Project: Lakes at Veterans Memorial Park

Requested Action: Presentation on Stormwater Utility Program

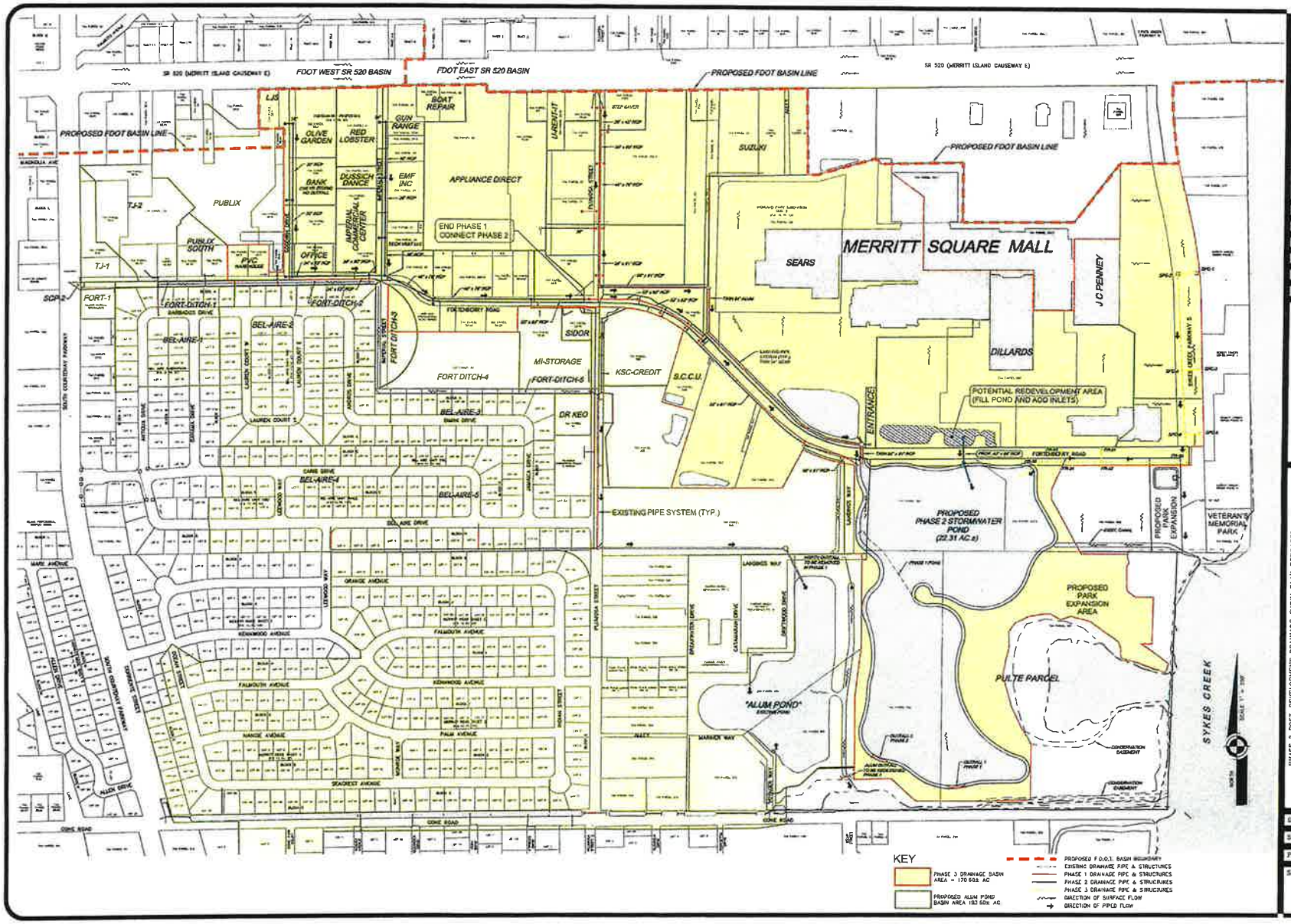
Summary, Explanation & Background:

The Lakes at Veterans Memorial Park (stormwater ponds), are a MIRA/County Collaborative Project brought forward by Ernie Brown, former Brevard County Natural Resources Management Director; Chuck Nelson, former District 2 Commissioner; Greg Luger, former Merritt Island Redevelopment Agency Executive Director; the MIRA Board of Directors, and Duane Watson, Brevard County Commercial Real Estate Broker. Numerous Brevard County staff members worked to bring the project about. Bussen-Mayer Engineering Group was the Engineering firm.

A BOCC/MIRA Interlocal Agreement was entered into with MIRA on May 28, 2009 for MIRA to provide a contribution in aid of for acquisition of the Land from Pulte Homes for construction of the Lakes at Veterans Memorial Park. The prime purpose of the Lakes is to serve the MIRA Mall Redevelopment Area with a regional stormwater system to catalyze smart redevelopment opportunities. The secondary purpose of the Lakes were to create a beautiful open space area in support of Veterans Memorial Park. The May 28, 2009 resolution authorized creation of a Merritt Island Stormwater Redevelopment Dedicated Account. The Dedicated Account is/was to be managed for the purposes of acquisition, development, renovation, and maintenance of the Fortenberry Regional Stormwater Treatment Project. All Project Revenues are to be maintained in the dedicated account. Brevard County Natural Resources administers and manages the system. The funds in the dedicated account are to be utilized for improving the stormwater drainage infrastructure of the surrounding area (165 acres) and for perpetual maintenance of the Lakes at Veterans Memorial Park aka the Fortenberry Regional Stormwater System. BOCC Adopted the Name: "The Lakes at Veterans Memorial Park".

In May 2009 MIRA provided approximately $2,265,750 for acquisition of 53.22 acres of land from Pulte Construction. Brevard County was required to construct the project. The Project was built in two phases: Phase 1 Treatment for 102 acres; Phase II Treatment for an additional 63 acres, covered and permitted by two separate Conservation Easements granted by Brevard County to and in favor of the Saint Johns River Water Management District (SJRWMD). The purpose of the Conservation Easements are to assure that the property will forever be retained in its existing natural condition and to prevent any use of the property that would impair or interfere with the environmental value of the property.

With the increased interest in redevelopment of the Mall Core Area, Developers are inquiring about the utilization of connecting to the Lakes for their stormwater. This will enable better utilization of land for redevelopment, and potentially reduce Developers time and money, in creating independent stormwater management. Brevard County Natural Resources will be presenting on the project and its utilization.



Sec.: 35 & 36
Twp.: 24 South
Rng.: 36 East
Design by : R.A.B.
Drawn by : L.B.
Checked by : J.W.M.

PHASE 3 POST-DEVELOPMENT DRAINAGE BASIN PLAN PREPARED FOR
MERRITT ISLAND REDEVELOPMENT AGENCY
MERRITT ISLAND AREA
Brevard County Florida

Bussen-Mayer Engineering Group, Inc.
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH NO: (321) 453-6060 • FAX NO.: (321) 454-6825

Date : JULY 07, 2010
Scale : 1" = 200'
Proj. No.: 398208
Sheet No.

FIGURE–11

BREVARD County
BOARD OF COUNTY COMMISSIONERS

FLORIDA'S SPACE COAST

Tammy Etheridge, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001
Fax: (321) 264-6972

September 17, 2014

RECEIVED
SEP 30 2014
BREVARD COUNTY
NATURAL RESOURCES MGT.

MEMORANDUM

TO: Ernest Brown, Natural Resources Management Director

RE: Item III.G., Ordinance and Amendment to Interlocal Agreement with Merritt Island Redevelopment Agency (MIRA) for Lakes at Veterans Memorial Park Redevelopment Stormwater Tie-In and Credit Program

The Board of County Commissioners, in regular session on September 16, 2014, adopted Ordinance No. 14-29, and executed Interlocal Agreement with Merritt Island Redevelopment Agency (MIRA), establishing and implementing the Lakes at Veterans Memorial Park Redevelopment Stormwater Tie-In and Credit Program. Enclosed are two certified copies of the Ordinance, and original Interlocal Agreement.

Upon execution by MIRA, please return a fully-executed copy of the Interlocal Agreement to this office for inclusion in the official minutes.

Your continued cooperation is greatly appreciated.

Sincerely yours,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Etheridge

Tammy Etheridge, Deputy Clerk

Encls. (3)

cc: Contracts Administration

ORDINANCE NO. 14- 29

AN ORDINANCE AMENDING CHAPTER 62, DIVISION 6, ARTICLE 10, CODE OF ORDINANCES OF BREVARD COUNTY, FLORIDA, TO CREATE A NEW SUBSECTION, 62-3757 TO ALLOW PAYMENT OF A AN OPTIONAL PRO RATA CAPITAL CONTRIBUTION PAYMENT STORMWATER ALLOWING TIE-IN TO CERTAIN COUNTY STORMWATER TREATMENT FACILITIES WITHIN THE MERRITT ISLAND REDEVELOPMENTAREA IN LIEU OF CONSTRUCTION OF ON SITE STORMWATER CONTROL; -; PROVIDING FOR ALTERNATIVES TO PAYMENT OF A CAPTIAL CONTRIBUTION PAYMENT; PROVIDING FOR RESOLUTION OF CONFLICTING PROVISIONS PROVIDING FOR SEVERABILITY; PROVIDING FOR AREA ENCOMPASSED; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners has determined that establishment of an improved storm water treatment and public storm water management system provides positive environmental impacts in the Merritt Island Redevelopment Area (MIRA) which is within the jurisdiction and subject to the authority granted by law and County Ordinance to the Merritt Island Redevelopment Agency and is in the public interest; and

WHEREAS, development of regional storm water ponds with capacity to accept and treat storm water to current water quality standards in the MIRA storm water basin promotes development and redevelopment potential and economic opportunities beneficial to the public; and

WHEREAS, the Board of County Commissioners wishes to provide a mechanism to allow properties to develop in MIRA by using a regional storm water system and eliminate the need to construct on-site storm water facilities,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY FLORIDA, as follows:

Officially filed with the Secretary of State 9-23-2014

SECTION 1. Chapter 62, Article 10, Division 6, of the Code of Ordinance of Brevard County, Florida, is hereby amended to add a new subsection, 62-3757 as follows:

62-3757. Optional Pro Rata Capital Contribution Payment Allowing Tie—in to County Constructed Stormwater Systems in Lieu of Constructing Private Stormwater Facility within the Merritt Island Redevelopment Area (MIRA).

(a) At the option of both the County and any property owner engaged in a development or redevelopment project within the 165 acres of property lying within the Merritt Island Redevelopment Area, as shown on Exhibit A, the property owner may apply to pay a pro rata capital contribution (pro rata contribution) to the County which will allow the property owner to tie-in and discharge stormwater from the project to County stormwater facilities (hereafter called the "Lakes at Veterans Memorial Park") constructed for the purpose of treating stormwater runoff from existing impervious areas within the basin and providing additional capacity to serve future impervious area within the specific 165 acres of property shown in Exhibit A. This pro rata contribution is not a mandatory fee or contribution. Upon receipt of written approval from the St. Johns River Water Management District or its successor agency for such discharge of water into the Lakes at Veterans Memorial Park, payment of the pro rata contribution may be made to the County by a property owner/applicant in lieu of constructing any stormwater facility that would have been required to be built on the property under existing stormwater regulations. Nothing herein shall be construed to require the County to approve any request to pay a fee for use of such County owned stormwater facilities.

(b) The amount of the pro rata contribution is based on the proportionate cost of the construction of the stormwater facility established at $.50 per square foot of the property being treated by the County Facility. Any modification to the rate shall be by a Resolution of the Board of County Commissioners based upon the square footage of the entire property to be served by

the Lakes at Veterans Memorial Park. Each situation will be analyzed by the County and a specific written decision will be developed for each property that is the subject of an application as follows:

1. The Lakes at Veterans Memorial Park will be built in phases (Phase 1- treatment for 102 acres and Phase 2 treatment for an additional 63 acres).The pro rata contribution formula is calculated on the redevelopment and final build out of approximately 165 acres within the Merritt Island Redevelopment Area (as shown on Exhibit A) for which stormwater treatment and capacity is available.

2. The pro rata contribution will be determined for each applicant by calculating the total stormwater capacity of the completed Lakes at Veterans Memorial Park and the associated construction costs of the facilities and then determining the pro rata share of the applicant's discharge of stormwater (quantity and quality) from the applicant's development or redevelopment project. The ratio of the applicant's projected stormwater discharge to the total capacity of the Lakes at Veterans Memorial Park shall be multiplied by the most current annual determination of the present value of the total construction cost of planned or constructed Lakes at Veterans Memorial Park to determine the pro rata fee payable for the current year.

3. Each application will be evaluated based upon the cumulative impacts from the proposed development or redevelopment. This process will not apply to privately owned stormwater facilities designed to provide stormwater collection and treatment services for properties within the Merritt Island Redevelopment Area.

4. In lieu of a pro rata cash contribution to allow an applicant to tie-in to the Lakes at Veterans Memorial Park, the applicant may offer and the County may accept from an applicant 1) a credit under the provisions of subsection (c) of this ordinance; or 2) a negotiated transfer of

real property, tangible personal property or other non-monetary considerations of a value comparable to the pro rata contribution, while still meeting the purpose and intent of this section. Any negotiated transfer credits shall be applied to reduce the amount of the pro rata contribution calculated for the applicant in the manner described in subparagraph 2. above.

5. Payment or delivery of a pro rata contribution shall be a condition precedent to the issuance of a building permit for any property where development or redevelopment for which an onsite stormwater facility is not being built is proposed within the Merritt Island Redevelopment Area. For such properties, neither construction of the project nor the use of the Lakes at Veterans Memorial Park may be commenced until the pro rata contribution is paid.

6. The revenues generated by the pro rata contribution shall only be used for 1) new stormwater infrastructure construction related to the Lakes at Veterans Memorial Park 2) for reimbursement to the County for expenses related to construction of the Lakes at Veterans Memorial Park stormwater infrastructure or 3) the reimbursement of MIRA in the amount of that agency's monetary contribution toward land acquisition costs related to the County-owned Lakes at Veterans Memorial Park, to the extent that the applicant has not received a credit in the manner prescribed in section (c) of this ordinance.

7. The pro rata contribution program will cease when the Lakes at Veterans Memorial Park have reached design capacity.

8. An applicant's payment of a pro rata contribution or receipt of a credit under section (c) of this ordinance shall not prevent nor be construed to prevent Brevard County from establishing and collecting the annual stormwater utility fee applicable within the District 2 Benefit Area.

(c) For properties that currently treat all or a portion of their stormwater regulatory requirement on site, as an alternative to the cash payment of a pro rata contribution allowing an applicant to tie-in to the Lakes at Veterans Memorial Park to meet but not exceed the treatment value currently met on the applicants property, an applicant may request a tie-in credit based on being a bona fide redevelopment project as approved by the Merritt Island Redevelopment Agency in accordance with the terms of any interlocal agreement with Brevard County relating to redevelopment incentives.

SECTION 2. CONFLICTING PROVISIONS. In the case of a direct conflict between any provision of this ordinance and a portion and provision of any other appropriate federal, state or county law, rule, code or regulations, the more restrictive shall apply.

SECTION 3. SEVERABILITY. If any section, subsection, clause, phrase, word or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such invalid unconstitutional portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance, provided the remaining portions effectuate purpose and intent of this ordinance.

SECTION 4. AREA ENCOMPASSED. This ordinance shall take effect within the unincorporated area of Brevard County, Florida.

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective upon filing as provided by law. A certified copy of the ordinance shall be filed with the Office of the Secretary of State, State of Florida, within ten days of enactment.

DONE, ORDERED AND ADOPTED in Regular Session, this _____ day of _____, 2013.

ATTEST:

Scott Ellis, Clerk of the Court

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

BY _____
Mary Bolin Lewis, Chairman
(As approved by the Board on 09/16/ 2014)

STATE OF FLORIDA
COUNTY OF BREVARD
This is to certify that the foregoing is a true and current copy of Ordinance witness my hand and official seal this 25 day of September 2014
SCOTT ELLIS, Clerk of Circuit Court
BY _____ D.C.

AMENDMENT TO INTERLOCAL AGREEMENT

This amendment to that certain Interlocal Agreement (Agreement) dated May 28, 2009 between Brevard County through its Board of County Commissioners (COUNTY) and the Merritt Island Redevelopment Agency (MIRA) is made between the COUNTY and MIRA this 16 day of September, 2014:

WHEREAS, MIRA and the COUNTY entered into an interlocal agreement dated May 28, 2009 providing for MIRA's contribution-in-aid of construction to allow the COUNTY to purchase the land (PROPERTY) described in Exhibit A to the Agreement and construct a stormwater collection and treatment system known as the Lakes at Veterans Memorial Park (STORMWATER SYSTEM) designed to service existing properties and businesses lying within approximately 165 acres located in the Merritt Island Redevelopment Area (MIRA area), said area being described in the attached Exhibit A; and

WHEREAS, the terms of the agreement authorize the COUNTY to administer and manage any stormwater assessment credit program affecting the MIRA area; and

WHEREAS, no stormwater credit program for the MIRA area is formally established in the Agreement; and

WHEREAS, in lieu of COUNTY reimbursement of the MIRA contribution-in-aid of construction in the manner contemplated by the current Agreement, the parties desire to establish a STORMWATER SYTEM credit program as a tool to incentivize redevelopment activity in the MIRA area; and

WHEREAS, disposition of excess fill excavated from the PROPERTY is addressed in the agreement; and

WHEREAS, the parties desire to substitute a tie-in STORMWATER SYSTEM credit program for authorized redevelopment projects within the MIRA area, including tie-in credits provided through the COUNTY'S transfer of excess fill from the PROPERTY to the developer or owner of a redevelopment project, as well as other credit mechanisms in lieu of the existing provisions in Section 5 of the agreement; and

WHEREAS, MIRA is empowered to approve grants and other inducements within the MIRA area, including STORMWATER SYSTEM tie-in credits derived from contribution-in-aid of construction reimbursement proceeds MIRA would have realized for useable fill dirt sold by the COUNTY under Section 5 of the Agreement; and

WHEREAS, the parties hereby recognize MIRA's intent to convert its contractual property interest in the funds derived from the fill dirt excavated by the COUNTY on the PROPERTY, as well as MIRA's intent to utilize the agency's interest in those funds as the source of tie-in credits in the STORMWATER SYSTEM tie-in credit program being created under this amendment to the Agreement;

NOW THEREFORE, for value received and in consideration of the following promises, covenants and conditions, the parties hereto agree as follows:

1. **Recitals.** The parties hereby acknowledge that the recitals set forth above are true and correct and the same are hereby incorporated by reference herein.
2. **Deletion and Replacement of Section 5.** Section 5 of the Agreement, as it currently exists, is declared deleted, repealed, null, void and unenforceable by either Party.
3. A new Section 5 in the Agreement is hereby substituted for the existing Section 5 as follows:

Section 5. Redevelopment Credit Incentive Program Established. The COUNTY and MIRA hereby agree to the establishment and implementation of a STORMWATER SYSTEM tie-in redevelopment credit program within the MIRA area as follows:

a. MIRA and the COUNTY agree that, as part of its stormwater collection and treatment program, the COUNTY will create a STORMWATER SYSTEM tie-in credit program for the MIRA area. The total amount of all tie-in credits granted in the MIRA area shall not exceed the COUNTY's cost for excavating and transporting useable clean fill from the PROPERTY after January 1, 2014.

b. Upon approval of a STORMWATER SYSTEM tie-in credit application by the COUNTY for any property within the MIRA area that is the subject of a bona fide redevelopment proposal as determined by MIRA, that currently treats all or a portion of its stormwater regulatory requirement upon its own site and desires to transfer said existing treatment to the COUNTY facility, the property owner or their authorized agent shall, at the time the tie-in connection fee is due to be paid, be granted a tie-in fee credit in the amount proportionate to the existing on site treatment value. as determined by the COUNTY.. Credits shall be first come first serve and shall not exceed the original amount contributed by MIRA.

c. In the event the applicant/owner of a property proposed as a site for a bona fide redevelopment project, as determined by MIRA, seeks to acquire useable fill excavated from the PROPERTY, MIRA must first assign its contractual interest in the amount of fill material sought to the applicant/owner. If an assignment is granted, the applicant/owner must pay the excavation cost and the cost of transporting the fill to the applicant/owner's redevelopment project site.

4. **Ratification of Remainder of the Agreement.** All other terms and conditions of the Agreement not modified by this amendment are hereby ratified and confirmed in full and shall remain in full force and effect between the parties.

5. **Conflicting Provisions.** To the extent of any conflict between this amendment and other terms of the Agreement, the terms of this amendment shall be deemed to supersede the conflicting terms and provisions in the Agreement.

6. **Effective Date.** This amendment shall be deemed to take effect upon the latest date a party executes the amendment.

IN WITNESS WHEREOF, the parties have executed this amendment to the Agreement on the dates recited below.

Merritt Island Redevelopment District

BY: Sue Nisbet Lawrence

Sue Nisbet-Lawrence, Chair

DATE: 10-7, **2014**

Brevard County

BY: Mary Bolin Lewis

Mary Bolin Lewis, Chairman

(As approved by the Board on Sept. 16, 2014)

DATE: September 19, **2014**

MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY
April 28, 2022

ITEM IV. A.

AGENDA REPORT ITEM: Ongoing Old Business	
PROJECT:	Griffis Landing Dredging Project Oversight Task Order
Requested Action: Authorization to Contract for the Work	
Summary Explanation & Background:	

Authorization to enter into Agreement with Awardee of Bid Title: Griffis Landing Dredging Project Bid No: B-2-22-56.

Summary: The purpose of this Agenda Item is to approve the intended awarding and entering into a contract for dredging services as provided in the above reference Brevard County Bid No.

Compensation: For the scope of work described compensation shall not exceed $365,660.00 unless authorized by a written Change Order.

Brevard County Natural Resources will reduce the overall cost by proving an agreed amount, for channel marking and related components of the project.

Upon submittal of final project approvals and deliverables, as described, the MIRA will be invoiced only for actual work performed.

Previously, the MIRA Board approved an amount of up to $300,000 for the project. Costs have substantially increased, and the total cost to MIRA must be approved by the MIRA Board.

Bid Tabulation Spreadsheet attached.

Fiscal Impact: **$365,660**

Exhibits Attached:

Brevard COUNTY
Purchasing Services

BID TABULATION SHEET: INTENDED AWARD

Bid Title: **Griffis Landing Dredging**
Bid No: **B-2-22-56**

OPENING DATE & TIME: **March 30, 2022 at 2:00 PM**
POSTING TIME/DATE: **April 7, 2022** **THROUGH** **April 14, 2022 at 5:00 PM** **POSTED BY: Summer L. Wyllie-Vitt**

VENDOR	VENDOR CITY/STATE	BID PRICE
Waterfront Property Services, LLC dba Gator Dredging	Clearwater, FL	$365,660.00
Sea & Shoreline Aquatic Restoration	Winter Garden, FL	$420,780.00
Posedion Dredge and Marine, Inc.	Lantana, FL	$508,541.88
C & D Construction, Inc.	Cocoa, FL	$513,400.00
Leslie E. Woodring, Inc.	Melbourne, FL	Non-Responsive

Statement of No Bid: **8-Koi, Inc; Merritt Island, FL**
Wurth USA, Inc.: Ramsey, NJ

Intended Award is to Waterfront Property Services, LLC dba Gator Dredging.

Bid tabulations with award recommendations are posted to VendorLink at www.myvendorlink.com or DemandStar at www.demandstar.com. Brevard County encourages prompt and fair handling of all complaints and disputes with the business community. Filing of any disputes and appeals shall be in accordance with procedures specified in bid documents.

____Approval

• BOAT/TRAILER PARKING PROVIDED FOR CRABBERS = 12
• PARKING FOR ADJACENT SITE USE = 12

EXISTING BUILDING SETBACKS

FRONT: 28.31' (DOC'S BAIT HOUSE)
SIDE: 55.87' (DOC'S BAIT HOUSE)

(PROPOSED SETBACKS SHOWN ON PLAN)

DRAINAGE STATEMENT

No new drainage structures are proposed

WATER STATEMENT

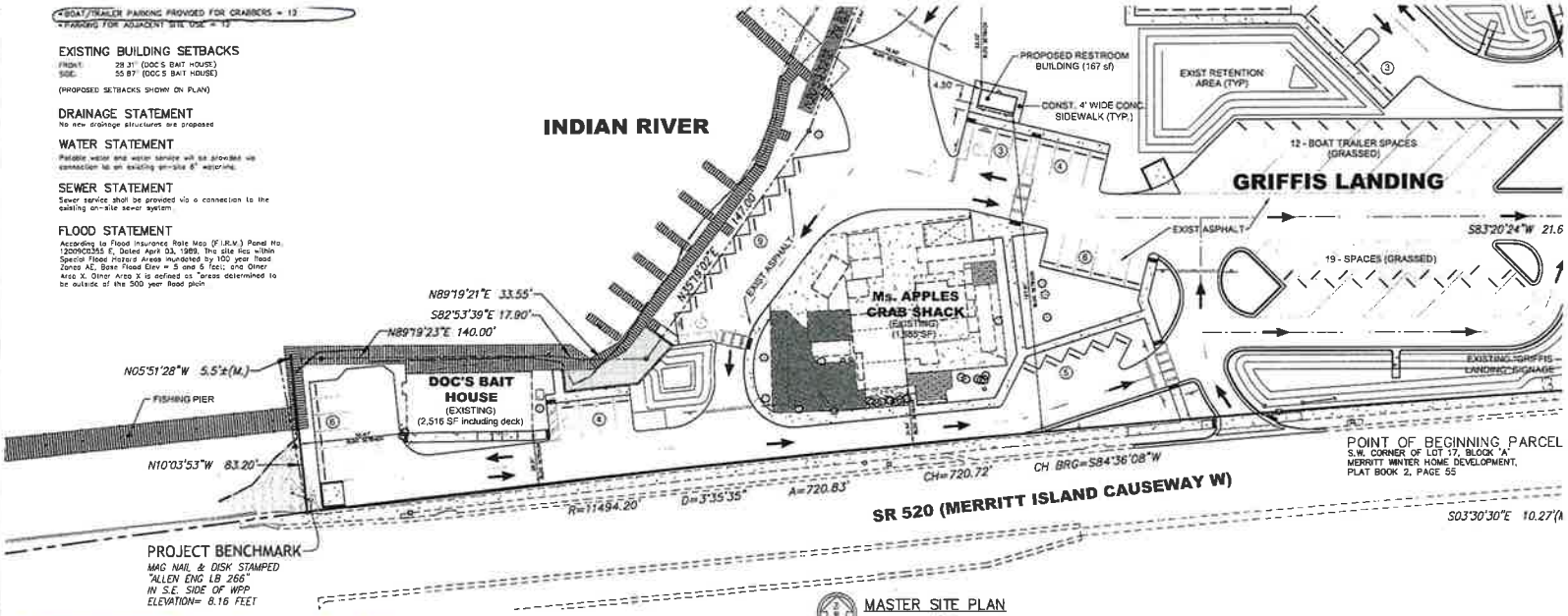
Potable water and water service will be provided via connection to an existing on-site 6" waterline.

SEWER STATEMENT

Sewer service shall be provided via a connection to the existing on-site sewer system

FLOOD STATEMENT

According to Flood Insurance Rate Map (F.I.R.M.) Panel No. 1200900355 E, Dated April 03, 1989, the site lies within Special Flood Hazard Areas inundated by 100 year flood Zones AE, Base Flood Elev = 5 and 6 feet; and Other Area X. Other Area X is defined as "areas determined to be outside of the 500 year flood plain



MASTER SITE PLAN

SCALE: 1" = 30'

OVERALL PARCEL LEGAL DESCRIPTION

(Prepared by Project Surveyor)

PARCEL A:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON ROD MONUMENTING THE SOUTHWEST CORNER OF LOT 17, BLOCK "A" OF MAP NO. ONE, MERRITT WINTER HOME DEVELOPMENT, RECORDED IN PLAT BOOK 2, PAGE 55, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND RUN S. 03 degrees 28 minutes 01 seconds E., ALONG A RADIAL LINE, A DISTANCE OF 10.27 FEET TO A NAIL AND DISC ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 520 (AS DETERMINED BY FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE JOB #7515-102, PARCEL #1184, DATED JUNE 1977) SAID POINT BEING ON AN 11,494.20 FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03 degrees 35 minutes 34 seconds, A DISTANCE OF 720.72 FEET TO AN IRON ROD; THENCE N. 05 degrees 51 minutes 28 seconds W., A DISTANCE OF 79.37 FEET TO A NAIL AND DISK SET ON AN EXISTING WOOD DOCK; THENCE CONTINUE N. 05 degrees 51 minutes 28 seconds W., A DISTANCE OF 5 FEET, MORE OR LESS, TO AND INTO THE WATERS OF THE INDIAN RIVER; THENCE RETURN TO THE POINT OF BEGINNING AND RUN N 11 degrees 28 minutes 43 seconds W., ALONG THE WESTERLY RIGHT OF WAY LINE OF MERRITT AVENUE (FORMERLY KNOWN AS INDIAN RIVER BOULEVARD), A DISTANCE OF 83.55 FEET TO A NAIL AND DISK MONUMENTING THE NORTHEAST CORNER OF THE "GRIFFIS LAND" AND INDICATED ON THE SUBDIVISION RECORDED PLAT OF MERRITT CITY SUBDIVISION RECORDED IN PLAT BOOK 3, PAGE 45, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S 82 degrees 53 minutes 43 seconds W., ALONG THE NORTH LINE OF SAID "GRIFFIS LOT", A DISTANCE OF 21.75 FEET TO AN IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF MERRITT

PROJECT CONTACTS

OWNER/APPLICANT:
BREVARD COUNTY NATURAL RESOURCES MANAGEMENT DEPT.
2725 JUDGE FRAN JAMESON WAY, BLDG A
VERA, FL 32940
PHONE: (321) 633-2016
CONTACT: VIRGINIA BARKER, DIRECTOR
CONTACT: MATT CULVER, PROJECT MANAGER

CIVIL ENGINEER:
BUSSEN-MAYER ENGINEERING GROUP, INC.
100 PARNELL STREET
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 453-0010
CONTACT: JOSEPH W. MAYER, P.E.

SURVEYOR:
ALLEN ENGINEERING, INC.
106 DIXIE LANE
COCOA BEACH, FLORIDA 32931
PHONE: (321) 783-7611

UTILITY COMPANY CONTACTS

FLORIDA POWER & LIGHT
270 PIONEER RD
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 455-6120
CONTACT: SUE WILLIAMS

AT&T TELECOMMUNICATIONS
712 FLORIDA AVE
COCOA, FL 32922
PHONE: (321) 723-8040
CONTACT: BRYAN COUCHLIN

BREVARD COUNTY UTILITY SERVICES
2725 JUDGE FRAN JAMESON WAY, BLDG A - SUITE 213
VERA, FLORIDA 32940
PHONE: (321) 633-2089
CONTACT: ROBERT G. ADOLPHE, P.E., DIRECTOR

BRIGHT HOUSE NETWORKS

CITY OF COCOA UTILITIES
351 SHEARER BLVD
COCOA, FLORIDA 32922
PHONE: (321) 433-8799
CONTACT: JACK A. WALSH, P.E.

BREVARD TRAFFIC OPERATIONS
2725 JUDGE FRAN JAMESON WAY
VERA, FLORIDA 32940
PHONE: (321) 633-2077
CONTACT: LAVANDA LANE

SUNSHINE 811
www.sunshine811.com
(800) 432-4770
CALL BEFORE ANY CONSTRUCTION/EXCAVATION

GENERAL STATEME

This site plan reflects a proc
previously approved site plan
building (1,119 SF) has been r

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEE
2	CONSTRUCTI

PERVIOUS/IMPERVIO

SITE AREA

EXISTING IMPERVIOUS

EXIST. BUILDING FOOTPRINT

EXIST. CONCRETE/SIDEWALK

PROPOSED IMPERVIOUS

PRELIMINARY Engineer's Estimate of Probable Cost

Griffis Landing
Maintenance Dredge Project

Brevard County, Florida

Bussen-Mayer File # 394006-$ Date: 08/31/21

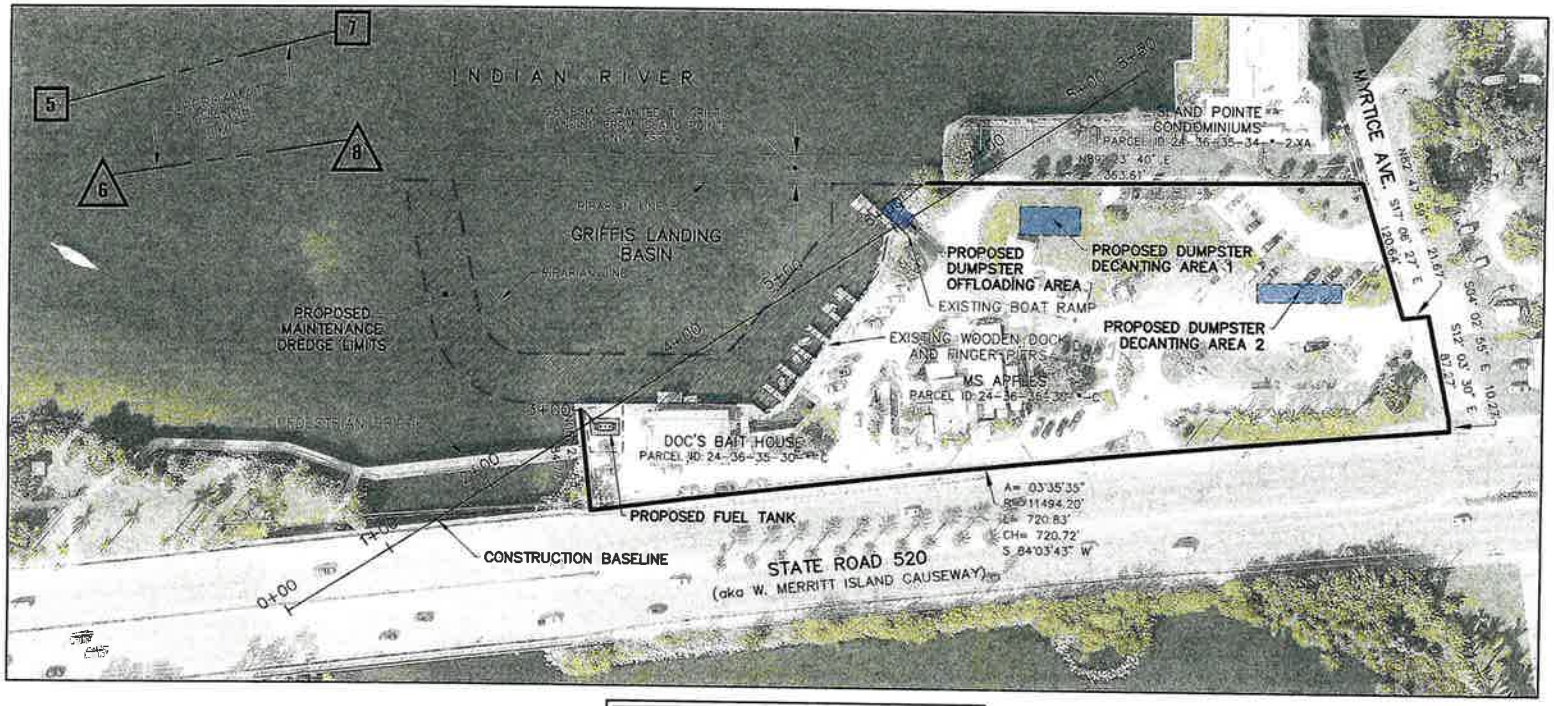
Item	Qty.	Unit	Unit $	Extended $
Mobilization	1	LS	20,000.00	20,000.00
Maintenance of traffic	1	LS	500.00	500.00
Erosion & sediment control	1	LS	7,000.00	7,000.00
Selective clearing & grubbing	1	LS	3,000.00	3,000.00
Dredge	1,100	CY	40.00	44,000.00
Dumpster decanter area	2	EA	25,000.00	50,000.00
Dumpster offloading	1	EA	25,000.00	25,000.00
Haul & dispose dredged material	1,430	CY	12.00	17,160.00
Maintenance of decanting site	1	LS	25,000.00	25,000.00
Type B stabilization	140	SY	6.00	840.00
6" Limerock base	140	SY	25.00	3,500.00
Mill exist. asphalt, 1.5" avg. depth	50	SY	20.00	1,000.00
Superpave asph., SP-12.5, traf. C	20	TN	500.00	10,000.00
8" Concrete pvmt (incl. subgrade)	25	SY	80.00	2,000.00
Bollard	11	EA	500.00	5,500.00
Tire stop	4	EA	50.00	200.00
Sod, Bahia	500	SY	5.00	2,500.00
Manatee educational sign	2	AS	225.00	450.00
Parking by disabled sign	1	AS	300.00	300.00
Pavement marking, white, 6"	145	LF	2.00	290.00
Pavement marking, white, 8"	90	LF	2.50	225.00
Message, white, HC symbol	1	EA	175.00	175.00
Pavement marking, blue, 6"	40	LF	5.00	200.00
Buoy	6	AS	2,000.00	12,000.00
Navigational marker	9	AS	1,600.00	14,400.00
			Subtotal	$245,240
			18% Contingency	$44,143
			Total Estimated Cost	**$289,383**

Notes:

1. This estimate is preliminary, and subject to final design and permitting.
2. Does not include fuel tank/dispenser, or any items not listed above.

GRIFFIS LANDING MAINTENANCE DREDGE PROJECT

Section 35, Township 24 S, Range 36 E - Brevard County Florida



APPLICANT:
MERRITT ISLAND REDEVELOPMENT AGENCY
2575 NORTH COURTENAY PARKWAY NO. 207
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 454-6610

SURVEYOR:
BUSSEN-MAYER ENGINEERING GROUP, INC.
100 PARNELL STREET
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 453-0010
CONTACT: J. BARRY CABANISS, P.L.S.

ENGINEER:
BUSSEN-MAYER ENGINEERING GROUP, INC.
100 PARNELL STREET
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 453-0010
CONTACT: JOSEPH W. MAYER, P.E.

OWNER:
BREVARD COUNTY NATURAL RESOURCES MANAGEMENT DEPT.
2725 JUDGE FRAN JAMIESON WAY, BLDG A
VIERA, FLORIDA 32940
PHONE: (321) 633-2016

ECOLOGIST:
BUSSEN-MAYER ENGINEERING GROUP, INC.
100 PARNELL STREET
MERRITT ISLAND, FLORIDA 32953
PHONE: (321) 453-0010
CONTACT: SHANDA RYER

SITE DATA:

TOTAL DREDGE AREA:	0.64 AC.
FUEL TANK AREA:	0.04 AC.
DE-WATERING AREA:	0.03 AC.
TOTAL CONSTRUCTION AREA:	0.71 AC.

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2-3	EXISTING CONDITIONS & DEMOLITION PLAN
4	PROPOSED CONSTRUCTION PLAN
5-6	PROPOSED MAINTENANCE DREDGE PLANS
7-9	SECTION VIEWS & DETAILS
10	NAVIGATIONAL MARKERS/ SIGNS
11	PROJECT NOTES

GENERAL STATEMENT
This site plan consists of maintenance dredging the existing channel in the Griffis Landing Basin and the construction of a fueling area at Doc's Bait House.

VICINITY MAP
N.T.S.

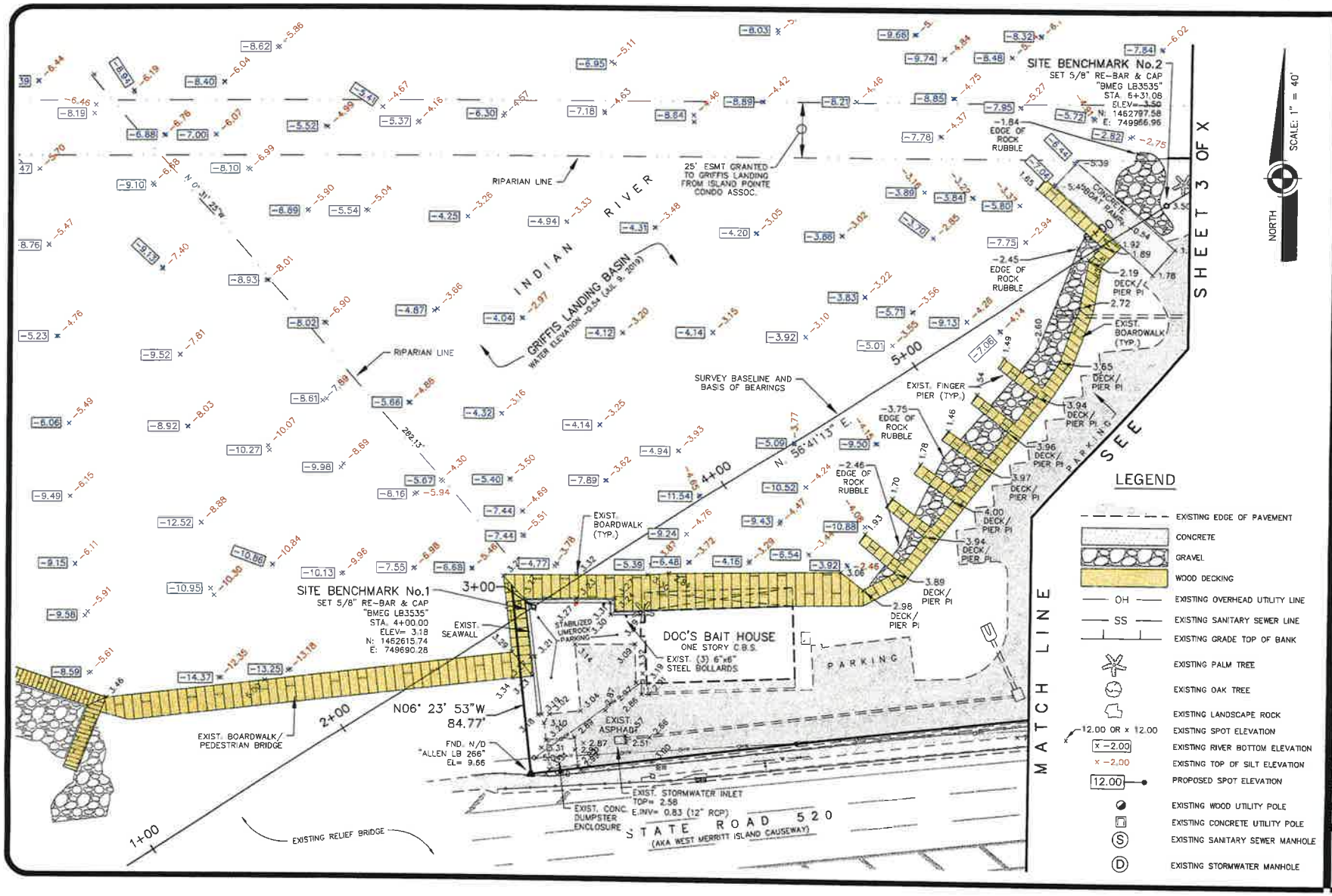
REVISIONS | DATE

Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : JWM
Drawn by : JC
Checked by : JWM

COVER SHEET PREPARED FOR:
GRIFFIS LANDING MAINTENANCE DREDGE PROJECT
BREVARD COUNTY FLORIDA

Bussen-Mayer Engineering Group
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-9865

Date : 2/23/2021
Scale : 1"=100'
Proj. No.: 394006
Sheet No. 1 of 11



REVISIONS | DATE

Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : JWM
Drawn by : JC
Checked by : JWM

EXISTING CONDITIONS PLAN PREPARED FOR:
GRIFFIS LANDING MAINTENANCE DREDGE PROJECT
BREVARD COUNTY FLORIDA

Bussen-Mayer Engineering Group
100 PARKWELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 453-8865

Date : 2/23/2021
Scale : 1"=40'
Proj. No.: 394006
Sheet No. 2 of 11

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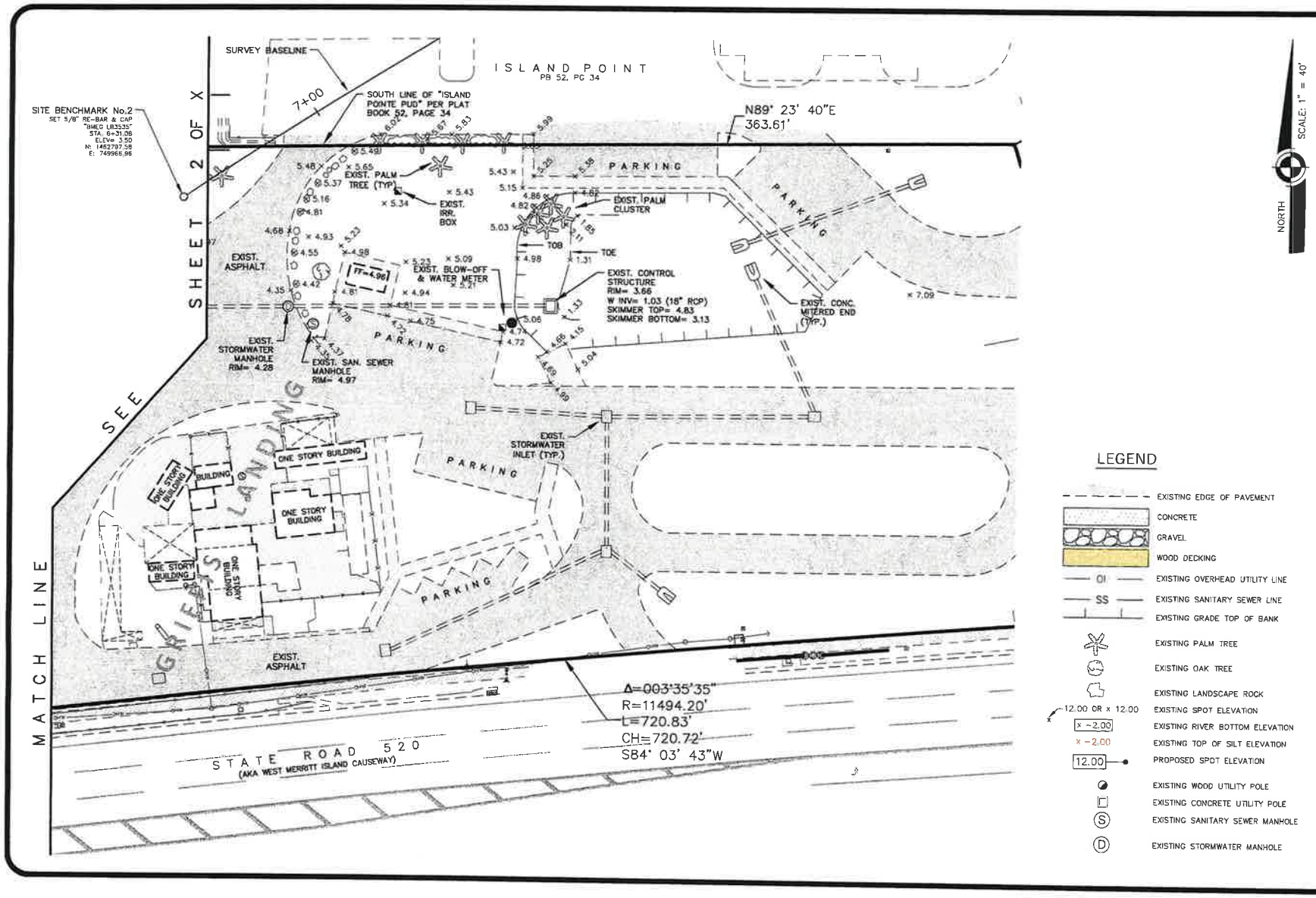

REVISIONS	DATE

Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : JWM
Drawn by : JC
Checked by : JWM

EXISTING CONDITIONS PLAN PREPARED FOR:
GRIFFIS LANDING MAINTENANCE DREDGE PROJECT
BREVARD COUNTY FLORIDA

Bussen-Mayer Engineering Group
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-0885

Date : 2/23/2021
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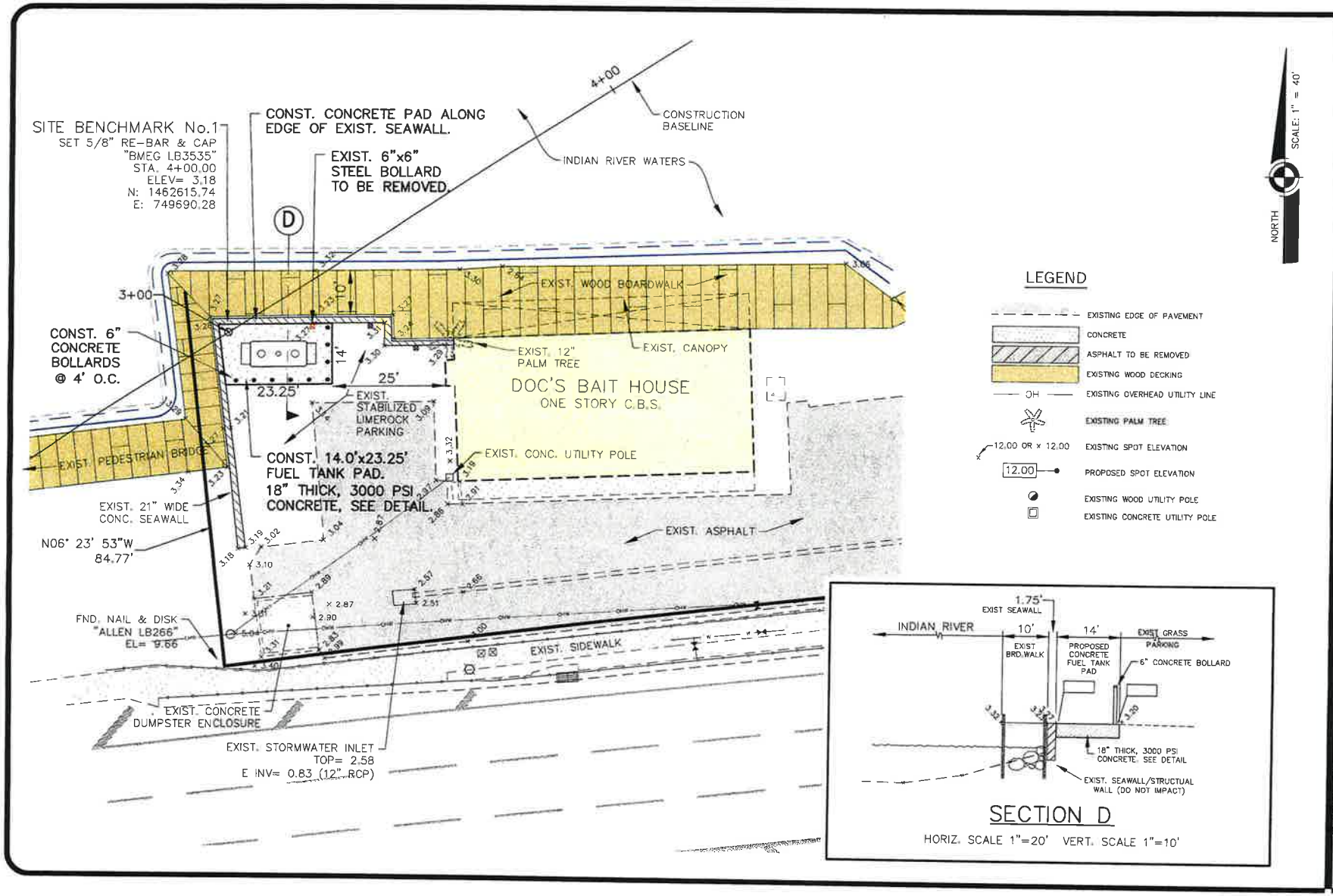
Sheet No. 3 of 11



REVISIONS DATE

Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : JWM
Drawn by : JC
Checked by : JWM

PROPOSED CONSTRUCTION PLAN PREPARED FOR:
GRIFFIS LANDING MAINTENANCE DREDGE PROJECT
BREVARD COUNTY FLORIDA

Bussen-Moyer Engineering Group
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-9865

Date : 2/23/2021
Scale : 1"=40'
Proj. No.: 394006
Sheet No. 4 of 11

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NOTE: CHANNEL AREA TO BE OVER-DREDGED TO 5'-6" BELOW MHW ELEVATION TO ALLOW FOR SETTLING OF SEDIMENT AFTER CLAM SHELL DREDGE ACTIVITIES.

INSTALL 780 L.F. TURBIDITY BARRIER

SITE BENCHMARK No.2
SET 5/8" RE-BAR & CAP "BMEG LB3535"
STA. 6+31.08
ELEV= 3.50
N: 1462797.58
E: 749966.96

SEE SHEET 6 OF X

SCALE: 1" = 40'

NORTH

RIPARIAN LINE

INDIAN RIVER

GRIFFIS LANDING BASIN
WATER ELEVATION -0.54 (JUL. 9, 2019)

LIMITS OF PROPOSED WORK

PROPOSED DUMPSTER OFFLOADING AREA

PROPOSED AREA OF MAINTENANCE DREDGE

PROPOSED MARKED CHANNEL

EXIST. BOARDWALK (TYP.)

EDGE OF ROCK RUBBLE

DECK/PIER PI

PARKING

SITE BENCHMARK No.1
SET 5/8" RE-BAR & CAP "BMEG LB3535"
STA. 4+00.00, ELEV= 3.18
1462615.74, E: 749690.28

EXIST. SEAWALL

DOC'S BAIT HOUSE
ONE STORY C.B.S.

N06° 23' 53"W
84.77'

FND. N/D "ALLEN LB 266" EL= 9.66

EXIST. ASPHALT

EXIST. BOARDWALK/ PEDESTRIAN BRIDGE

SURVEY BASELINE AND BASIS OF BEARINGS

STATE ROAD 520
(AKA WEST MERRITT ISLAND CAUSEWAY)

MATCH LINE

LEGEND

- EXISTING EDGE OF PAVEMENT
- CONCRETE
- GRAVEL
- WOOD DECKING
- DREDGE AREA
- LIMITS OF WORK/ DREDGE
- 12.00 OR x 12.00 — EXISTING SPOT ELEVATION
- x -2.00 — EXISTING RIVER BOTTOM ELEVATION
- x -2.00 — EXISTING TOP OF SILT ELEVATION
- 12.00 — PROPOSED SPOT ELEVATION

NAVIGATIONAL MARKER COORDINATES

1	28° 21' 28" N, 80° 42' 31" W	5	28° 21' 26" N, 80° 42' 34" W
2	28° 21' 27" N, 80° 42' 31" W	6	28° 21' 26" N, 80° 42' 34.84" W
3	28° 21' 26" N, 80° 42' 32" W	7	28° 21' 27" N, 80° 42' 34" W
4	28° 21' 26" N, 80° 42' 33" W	8	28° 21' 27" N, 80° 42' 33" W
		9	28° 21' 28" N, 80° 42' 35" W

REVISIONS | DATE

Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : JWM
Drawn by : JC
Checked by : JWM

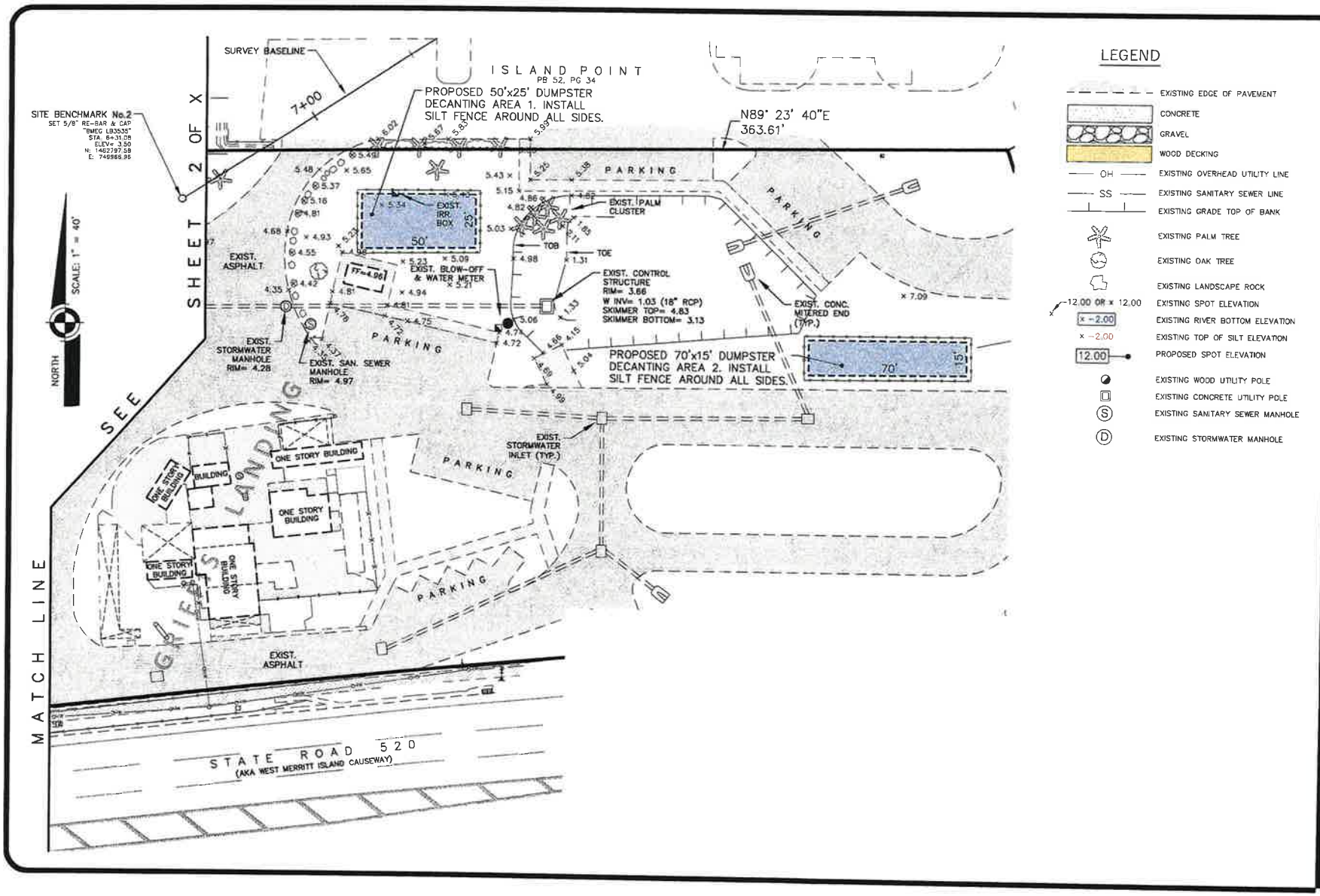
PROPOSED MAINTENANCE DREDGE PLAN PREPARED FOR:
GRIFFIS LANDING MAINTENANCE DREDGE PROJECT
BREVARD COUNTY FLORIDA

Bussen-Mayer Engineering Group
100 PARKELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0110 FAX NO.: (321) 454-8885

Date : 2/23/2021
Scale : 1"=40'
Proj. No.: 394006

Sheet No. 5 of 11

55



LEGEND

- EXISTING EDGE OF PAVEMENT
- CONCRETE
- GRAVEL
- WOOD DECKING
- OH — EXISTING OVERHEAD UTILITY LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING GRADE TOP OF BANK
- EXISTING PALM TREE
- EXISTING OAK TREE
- EXISTING LANDSCAPE ROCK
- 12.00 OR x 12.00 — EXISTING SPOT ELEVATION
- x -2.00 — EXISTING RIVER BOTTOM ELEVATION
- x -2.00 — EXISTING TOP OF SILT ELEVATION
- 12.00 — PROPOSED SPOT ELEVATION
- EXISTING WOOD UTILITY POLE
- EXISTING CONCRETE UTILITY POLE
- (S) EXISTING SANITARY SEWER MANHOLE
- (D) EXISTING STORMWATER MANHOLE

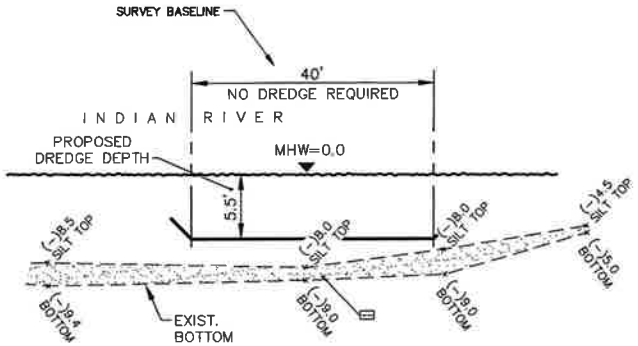
REVISIONS	DATE

Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : JWM
Drawn by : JC
Checked by : JWM

PROPOSED MAINTENANCE DREDGE PLAN PREPARED FOR:
GRIFFIS LANDING MAINTENANCE DREDGE PROJECT
BREVARD COUNTY FLORIDA

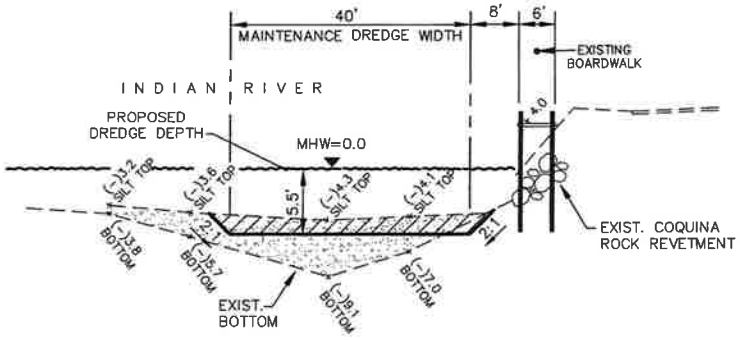
Bussen-Mayer Engineering Group
100 PARKWELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8886

Date : 2/23/2021
Scale : 1"=40'
Proj. No.: 394006
Sheet No. 6 of 11



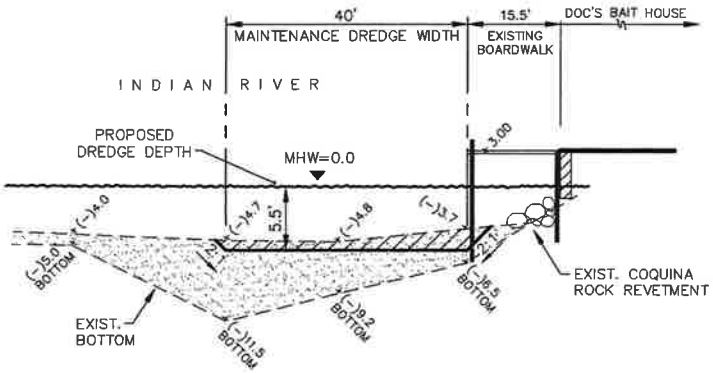
SECTION A

HORIZ. SCALE 1"=20' VERT. SCALE 1"=10'



SECTION C

HORIZ. SCALE 1"=20' VERT. SCALE 1"=10'



SECTION B

HORIZ. SCALE 1"=20' VERT. SCALE 1"=10'

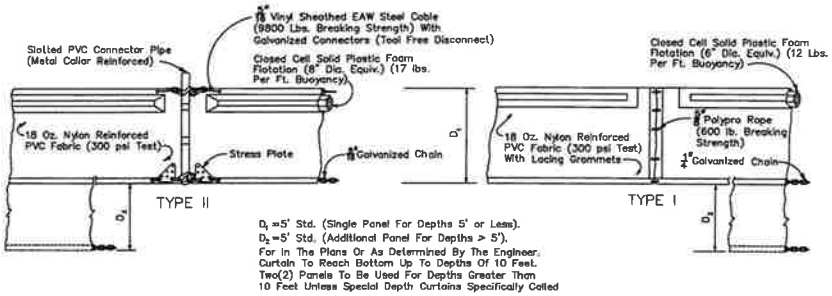
REVISIONS	DATE

Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : JWM
Drawn by : JC
Checked by : JWM

SECTION VIEWS PREPARED FOR:
GRIFFIS LANDING MAINTENANCE DREDGE PROJECT
BREVARD COUNTY FLORIDA

Bussen-Mayer Engineering Group
100 PARRELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8885

Date : 2/23/2021
Scale : AS SHOWN
Proj. No.: 394006
Sheet No. 7 of 11

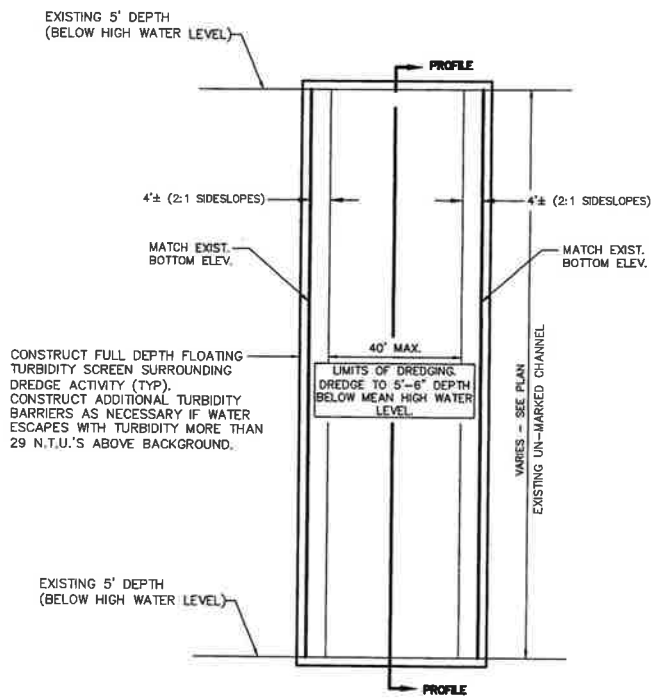


NOTICE:

COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS

NOTE: THE CONTRACTOR SHALL INSTALL TURBIDITY BARRIERS AS SHOWN. ADDITIONAL TURBIDITY BARRIERS WILL BE INSTALLED IF NECESSARY TO OBTAIN THE 0 NTU REQUIREMENT.



NOTES:

1. See proposed Dredge Sections (per plan)
2. Protect all Channel Markers & Navigation Monuments located within dredging area.

TYPICAL MAINTENANCE DREDGE DETAIL PREPARED FOR

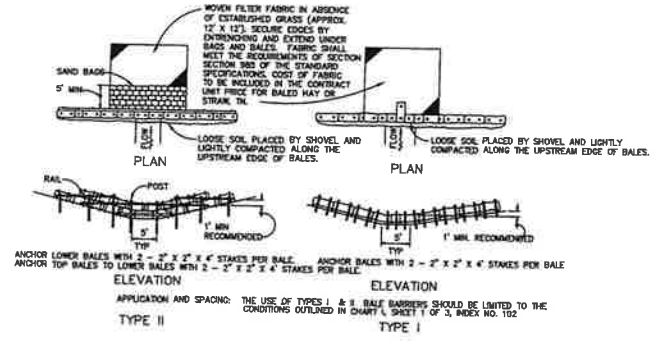
REVISIONS	DATE

Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : JWM
Drawn by : JC
Checked by : JWM

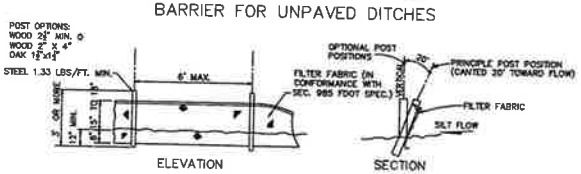
DETAILS PREPARED FOR:
GRIFFIS LANDING MAINTENANCE DREDGE PROJECT
BREVARD COUNTY FLORIDA

Bussen-Mayer Engineering Group
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8885

Date : 2/23/2021
Scale : AS SHOWN
Proj. No.: 394006
Sheet No. 8 of 11

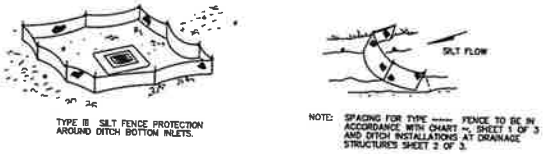


BARRIER FOR UNPAVED DITCHES



NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

TYPE III SILT FENCE



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.

NOTE: SPACING FOR TYPE ---- FENCE TO BE IN ACCORDANCE WITH CHART ~, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3.

TYPE III SILT FENCE

DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

EROSION CONTROL NOTES

- ALL TURBIDITY, EROSION, AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH 'BEST MANAGEMENT PRACTICES' AS DESCRIBED IN THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT.
- REFERENCE F.D.O.T. INDEX #102.

SILT FENCE APPLICATIONS

SEE F.D.O.T. INDEX No. 102

DATE	REVISIONS

Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : JWM
Drawn by : JC
Checked by : JWM

DETAILS PREPARED FOR:
GRIFFIS LANDING MAINTENANCE DREDGE PROJECT
BREVARD COUNTY FLORIDA

Bussen-Mayer Engineering Group
100 PARKWELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0910 FAX NO.: (321) 454-8805

Date : 2/23/2021
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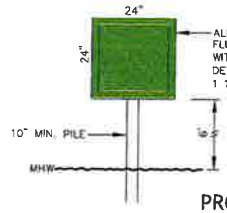
SIGN No. 1 – MINIMUM SIZE: 8 1/2" TALL x 11" WIDE w/ROUNDED CORNERS

SIGN No. 2 – MINIMUM SIZE: 30" TALL x 24" WIDE w/ROUNDED CORNERS

NOTE:
Temporary signs concerning manatees shall be posted prior to and during all construction/dredging activities. All signs are to be removed by permittee upon completion of the project. Sign No. 1 shall be posted in a location prominently visible to water-related construction crews. Sign No. 2 should be posted if vessels are associated with the construction, and should be placed visible to the vessel operator.

Manatee Educational Signage

MANATEE SIGNAGE PREPARED FOR

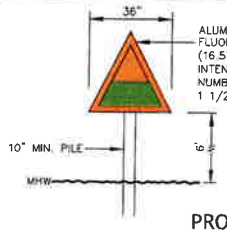


ALUM. SIGN FACE, BACKGROUND TO BE FLUORESCENT HIGH INTENSITY GREEN WITH 8" WHITE NUMBERS (TO BE DETERMINED).
1 1/2" HIP REFLECTIVE BORDER.

STANDARD PILE NOTES:
1. ALL PILES ARE A MIN. OF 10" DIAMETER.
2. PILES ARE TO BE INSTALLED INTO THE SUBSTRATE TO A DEPTH OF APPROX. 15 FT.
3. APPROX. 6 FT. OF PILE WILL REMAIN ABOVE THE WATERLINE FOR THE MOUNTING OF THE MARKER.
4. ALL MARKERS TO BE PERMITTED THROUGH THE USCG.

PROPOSED NAVIGATIONAL MARKER "GS"

N.T.S.

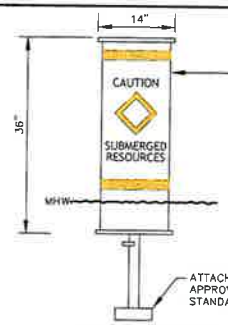


ALUM. SIGN FACE, BACKGROUND TO BE FLUORESCENT HIGH INTENSITY GREEN (16.5" HIGH) & FLUORESCENT HIGH INTENSITY RED WITH 8" WHITE NUMBERS (TO BE DETERMINED).
1 1/2" HIP REFLECTIVE BORDER.

STANDARD PILE NOTES:
1. ALL PILES ARE A MIN. OF 10" DIAMETER.
2. PILES ARE TO BE INSTALLED INTO THE SUBSTRATE TO A DEPTH OF APPROX. 15 FT.
3. APPROX. 6 FT. OF PILE WILL REMAIN ABOVE THE WATERLINE FOR THE MOUNTING OF THE MARKER.
4. ALL MARKERS TO BE PERMITTED THROUGH THE USCG.

PROPOSED NAVIGATIONAL MARKER "JR"

N.T.S.



PROVIDE 14" DIA. CAN BUOY

ATTACH TO SUBSTRATE USING APPROVED USCG HARDWARE AND STANDARDS

STANDARD BUOY NOTES:
1. USE SUPER-TOUGH WHITE LLDPE SHELL. ULTRA VIOLET INHIBITED.
2. BUOY TO BE COMPLETELY URETHANE FOAM FILLED.
3. SELF-RIGHTING WITHOUT TACKLE
4. 1-1/2" SCH. 40 GALVANIZED PIPE THROUGH BUOY.
4. 10" DIA. GALVANIZED WASHER AT TOP (CAN)

PROPOSED "CAUTION SUBMERGED RESOURCES" BUOY

N.T.S.

REVISIONS	DATE

Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : JWM
Drawn by : JC
Checked by : JWM

EDUCATION SIGNS AND CHANNEL MARKER DETAILS
GRIFFIS LANDING MAINTENANCE DREDGE PROJECT
BREVARD COUNTY FLORIDA

Bussen-Moyer Engineering Group
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH NO.: (321) 453-0010 FAX NO.: (321) 454-8885

Date : 2/23/2021
Scale : 1"=20'
Proj. No.: 394006
Sheet No. 10 of 11

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General Notes

1. Elevations shown hereon are based on NGVD.
2. The proposed access channel is navigable, is non-tidal, and has no flow direction.
3. There is to be no permanent dockage or boat slips.
4. Topographic information supplied by Allen Engineering.
5. All construction shown hereon shall comply with Brevard County specifications, Department of Environmental Protection specifications, U.S. Army Corps of Engineers specifications and permit.
6. The contractor is to verify the location (vertical and horizontal) of all existing utilities, both underground and overhead, prior to commencement of construction. If any conflicts exist between proposed construction shown on these plans and the existing utilities, the contractor is to contact the Engineer of Record prior to Commencement of Construction.
7. Floating turbidity barriers shall be installed prior to and during construction.
8. Barges utilized for construction shall have a draft of 3 feet or less.
9. Manatee educational signage shall be posted as described in the permit conditions & these permit sketches.
10. Turbidity monitoring shall be performed and reports must include the following information at a minimum:

A: Description of the turbidity control device to be utilized during dredging activities must be provided. Double floating turbidity apron/curtain, that extends from the surface to the bottom, shall be installed around the area to be dredged prior to construction and shall remain in place until the dredging operation has been completed and turbidity within the work area has returned to 0 ntu's above background levels.

B: Background levels are to be determined by sampling the proposed dredge site once a day for five consecutive days prior to commencement of work, and the findings recorded in a log.

C: During dredging activities duplicate samples are to be taken twice a day during construction. The samples are to be taken at mid-depth, in a standard location outside the turbidity curtains. if any sample indicating turbidity is obtained, the dredging activity will be suspended and turbidity curtains checked and additional curtains installed if necessary. dredging will not resume until turbidity levels return to background levels.

D: All sampling data must be submitted with documents containing the following information:

1. Permit Number
2. Dates of sampling and analysis
3. A statement describing the methods used in collection, handling, storage and analysis of the samples
4. A map indicating the sampling locations
5. A statement by the individual responsible for the implementation of the sampling program concerning the authenticity, precision, limits of detection and accuracy of the data.

E: All monitoring reports must include the following information for each sample date:

1. Sample location
2. Time of day samples were taken
3. Water temperature
4. Depth of water
5. Depth of sample
6. Antecedent weather conditions
7. Distance from shoreline
8. Wind direction and velocity
9. Duplicate turbidity readings for each sample site.

Proposed Maintenance Dredging Methods

The Brevard County Natural Resources Management Department proposes to bid out and hire a dredging Contractor to maintenance dredge the EXISTING ACCESS CHANNEL. The Contractor will be required to provide erosion control and turbidity measures to ensure water quality pursuant to permits obtained for the dredge projects. Multiple turbidity curtains may be necessary in order to meet permit requirements. All dredging to be performed by clam-shell dredging method.

Material from clam-shell dredge equipment shall be placed on barge into self contained dumpster. Once full, dumpster shall be off loaded onto existing boat ramp. Dumpster will then be relocated to onsite decanting areas. Once material is sufficiently dried, dumpsters shall be hauled offsite.

The Contractor will be required to safely transport the spoil material to the temporary spoil site provided. The spoil site provided is totally within upland area and no impacts to wetlands or other surface waters are proposed. The spoil site will be maintained to prevent any erosion from the site.

The Contractor shall be required to adhere to all permit conditions.

Total area proposed to be dredged: 0.64± acres.

Total volume of estimated spoil material to be dredged: 1,992± C.Y.

Manatee Protection Notes

The contractor shall perform all work in compliance with standard manatee protection construction conditions included in the project permits.

A. The permittee shall instruct all personal associated with the project of the potential presence of manatees and the need to avoid collisions with manatees. All construction personnel are responsible for observing water related activities for the presence of manatee(s).

B. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the marine mammal protection act of 1972, the endangered species act of 1973, and the Florida manatee sanctuary act.

C. Turbidity barriers shall be designed, installed, and secured such that manatees cannot become entangled. Turbidity barriers shall be monitored regularly to avoid manatee entrapment. Barriers shall not block manatee entry to or exit from essential habitat.

D. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in water where the draft of the vessel provides less than a four foot clearance from the bottom. All vessels shall follow routes of deep water whenever possible.

E. If manatee(s) are seen within 100 yards of the active daily dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure protection of the manatee. Equipment shall be immediately shut down if a manatee comes within 50 feet. Activities shall not resume until the manatee(s) have left the project area of its own volition.

F. Any collision with and/or injury to a manatee shall be reported immediately to the "manatee hotline" at 1-888-404-FWCC (1-888-404-3922). Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (904-791-2580) for north Florida or Vero Beach (407-562-3909) in South Florida.

G. Temporary signs concerning manatees shall be posted by the contractor prior to and during all construction/dredging activities. All signs are to be removed by the contractor upon completion of the project (see details on sheet 26).

H. To further reduce the possibility of injuring or killing a manatee during construction, in water work shall be performed only during the following time of year: December through February, in daylight hours only.

I. At least one person shall be designated as a manatee observer when in-water work is being performed. That person should have experience in manatee observation, and be equipped with polarized sunglasses to aid in observation. The manatee observer should be on site during all in-water construction activities and will advise personnel to cease operation upon sighting a manatee within 50 feet. Movement of a work barge, other associated vessels, or any in water work should not be preformed at night, when the possibility of spotting manatees is negligible.

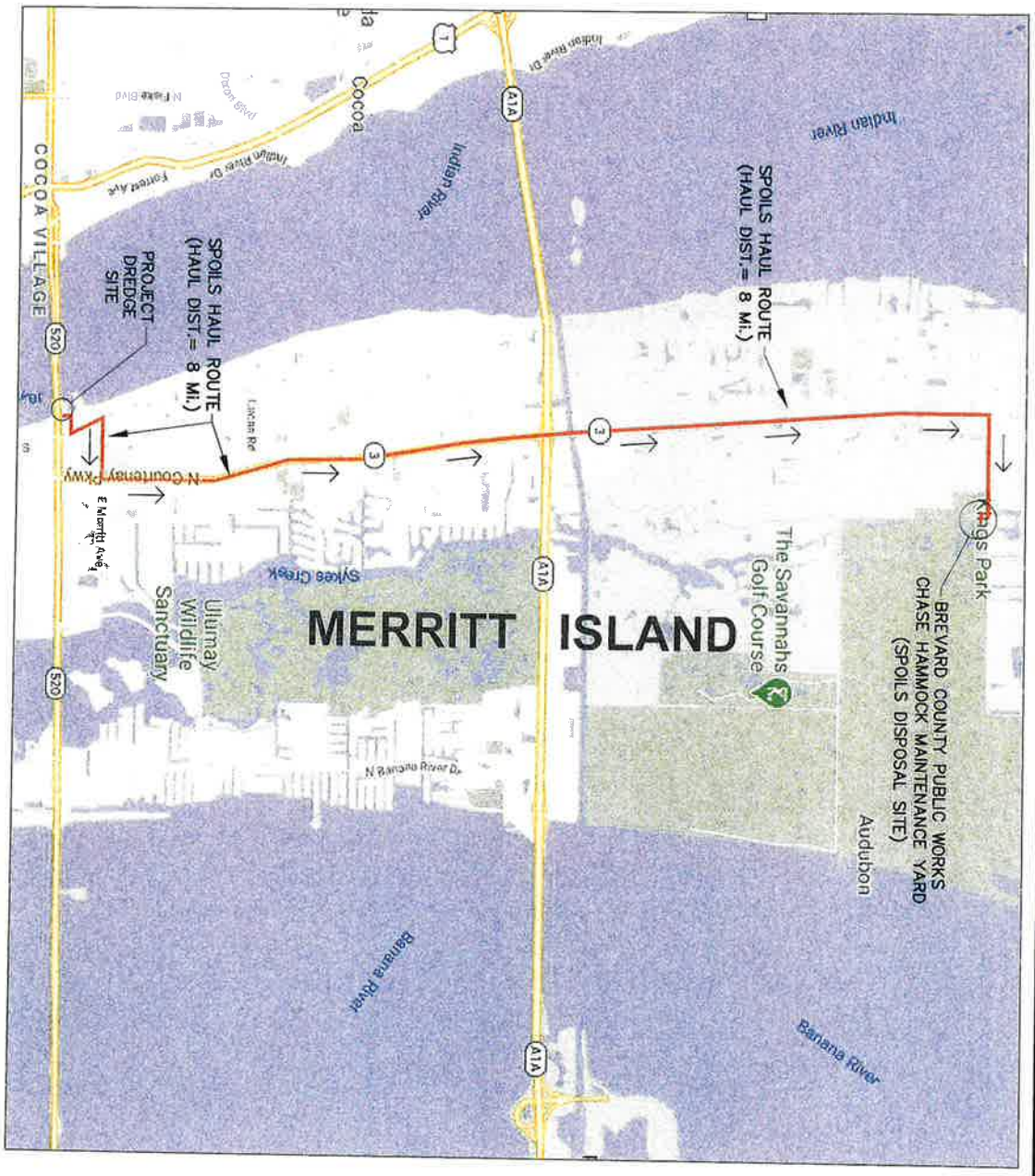
DATE	REVISIONS

Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : JWM
Drawn by : JC
Checked by : JWM

NOTES PREPARED FOR:
GRIFFIS LANDING MAINTENANCE DREDGE PROJECT
BREVARD COUNTY FLORIDA

Bussen-Mayer Engineering Group
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8886

Date : 2/23/2021
Scale : 1"=20'
Proj. No.: 394006
Sheet No. 11 of 11



HAUL ROUTE EXHIBIT PREPARED FOR:

GRIFFIS LANDING MAINTENANCE DREDGE PROJECT

BREVARD COUNTY FLORIDA

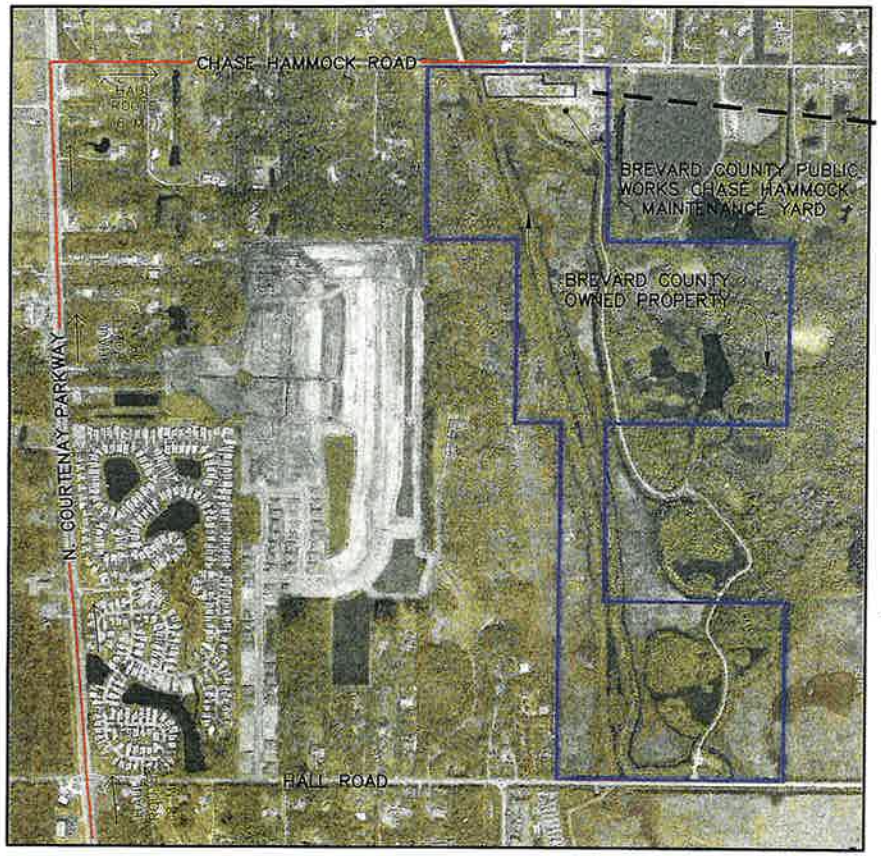
Bussen-Mayer Engineering Group

100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PHL NO.: (321) 453-0010 FAX NO.: (321) 454-6686

Date : 3/1/2021
Scale : 1"=700'
Proj. No.: 394006
Sheet No. 1 of 2

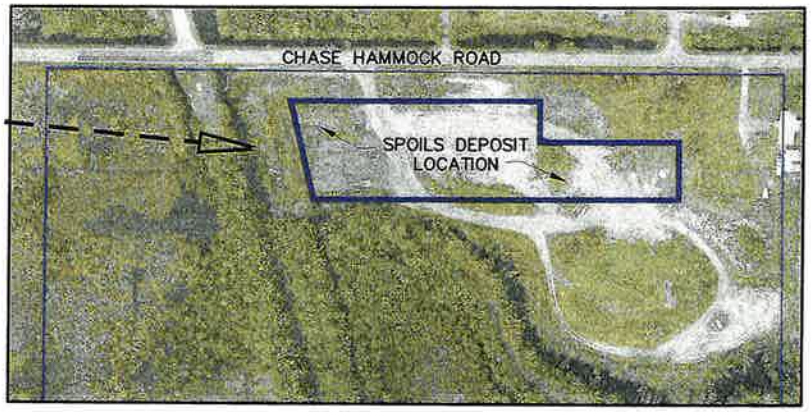
Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : SBR
Drawn by : JC
Checked by : SBR

DATE	REVISIONS



AERIAL OVERALL VIEW –
BREVARD COUNTY OWNED PROPERTY

N.T.S.



ZOOMED VIEW – SPOILS DEPOSIT LOCATION
WITHIN BREVARD COUNTY OWNED PROPERTY

N.T.S.

NORTH

DATE	REVISIONS

Sec.: 35
Twp.: 24 SOUTH
Rng.: 36 EAST
Design by : SR
Drawn by : JC
Checked by : SR

SPOIL DISPOSAL SITE EXHIBIT PREPARED FOR:
GRIFFIS LANDING MAINTENANCE DREDGE PROJECT
BREVARD COUNTY FLORIDA

Bussen-Mayer Engineering Group
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
PH. NO.: (321) 453-0010 FAX NO.: (321) 454-8888

Date : 3/1/2021
Scale : AS SHOWN
Proj. No.: 394006
Sheet No. 2 of 2

MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY
April 28, 2022

ITEM IV. B.

AGENDA REPORT ITEM: Ongoing Old Business	
PROJECT:	Griffis Landing Dredging Project Oversight Task Order
Requested Action: Authorization to Contract for the Work	
Summary Explanation & Background:	

Authorization to enter into Agreement with Awardee of Bid Title: Griffis Landing Dredging Project Bid No: B-2-22-56.

Summary: The purpose of this Agenda Item is to approve the intended awarding and entering into a contract for dredging services as provided in the above reference Brevard County Bid No.

Compensation: For the scope of work described compensation shall not exceed $365,660.00 unless authorized by a written Change Order.

Brevard County Natural Resources will reduce the overall cost by proving an agreed amount, for channel marking and related components of the project.

Upon submittal of final project approvals and deliverables, as described, the MIRA will be invoiced only for actual work performed.

Previously, the MIRA Board approved an amount of up to $300,000 for the project. Costs have substantially increased, and the total cost to MIRA must be approved by the MIRA Board.

Bid Tabulation Spreadsheet attached.

Fiscal Impact: **$365,660**

Exhibits Attached:

MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY
April 28, 2022

ITEM IV. B.

AGENDA REPORT ITEM: Ongoing Old Business	
PROJECT:	Griffis Landing Dredging Project Oversight Task Order
Requested Action: Authorization to Contract for the Work	
Summary Explanation & Background:	

Authorization to enter into Agreement with Wood Environment and Infrastructure Solutions, Inc. to furnish professional engineering services for the Brevard County MIRA Griffis Landing Dredging Project:

Summary: The purpose of this task order is to provide construction management assistance and review pay applications for the Griffis Landing Dredge Project.

Compensation: For the scope of work described compensation shall be on an hourly basis, not to exceed $10,382.00 unless authorized by a written Change Order. Upon submittal of deliverables, as described, the MIRA will be invoiced only for actual work performed.

Task: Construction Management Assistance
Wood Environment and Infrastructure Solutions, Inc. will perform up to 8 site visits, as directed by Brevard County, during construction for the purposes of assessing the CONTRACTOR's progress. Site visits are intended to supplement routine site visits performed by Brevard County. The County will promptly forward findings from site visits and all pay applications and the associated relevant progress submittals including photographs and progress surveys to Wood Environment and Infrastructure Solutions, Inc. At the direction of the MIRA/County, Wood Environment and Infrastructure Solutions, Inc. will review up to 5 pay applications submitted by the Dredging Contractor for payment.

Fiscal Impact: **$10,382.00**

Exhibits Attached: