

**MERRITT ISLAND REDEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING AGENDA
Thursday, July 25, 2024 – 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 [THREE MINUTES] TO COMPLETE HIS/HER COMMENTS ON EACH AGENDA ITEM.

Welcome - Call Business Meeting to Order 2:00 P.M.

Pledge of Allegiance

Public Comment – Announcements

I. Meeting Minutes

- A. Approval of May 23, 2024, Meeting Minutes

II. Projects and Programs Updates

- A. Executive Director Larry Lallo (verbal report)

III. Development Presentations

- A. Burger King Restaurant Remodel Site Plan Review
380 E. Merritt Island Causeway (SR 520)

IV. New Business

- A. FY -24 - 25 USEPA Community Assessment Grant Application (action item)
- B. Complete Streets Grant Research and Application (action item)

V. Ongoing/Old Business

- A. Parking Study (Report)
- B. Amphitheater -Status Report & Pricing- (discussion and possible action item)
- C. FY 25 Proposed Budget (submitted to the Brevard County Board of County Commissioners)

VI. Board Reports and Presentations:

Marcus Herman, Chairman
Cynthia Wall, Vice Chairman
Andy Barber, Board Member
Corey Mecagni, Board Member
Nicole Morgan, Board Member
Jack Smink, Board Member
Jack Ratterman, Board Member
Larry Lallo, Executive Director
Justin Caron, Assistant County Attorney

The next board meeting will be held on August 22, 2024, at 2:00 p.m.

Adjourn

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes May 30, 2024 – 2:00 PM

MEMBERS PRESENT

Marcus Herman, Chair
Nicole Morgan, Board Member
Andy Barber, Board Member
Corey Mecagni, Board Member
Jack Ratterman, Board Member

MEMBERS ABSENT

Cynthia Wall, Vice Chair
Jack Smink, Board Member

AGENCY STAFF

Larry Lallo, Executive Director
Justin Caron, Assistant County Attorney
Cheryl Hurren, Executive Assistant/Clerk

GUESTS

Angela Neal, EDC/Space Coast.org
Dean Schaaf, Veterans Memorial Center
Donn Weaver, Veterans Memorial Center
Kika Golan, D2 Office
Jeffrey Ball, Planning & Development; Zoom.
Elizabeth Michelman, Public
Sandra Sullivan, Public
Coleman McCaskey, Public
Mr. Urearte, Public
Bruce Moia, PE; MBV, President
Dr. Wasim Wiazi

CALL TO ORDER AND ROLL CALL

The meeting opened with the Pledge of Allegiance at 2:14 P.M. Ms. Hurren took the roll call; all were present except Jack Smink and Cynthia Wall. Both were excused from attendance, having provided advance notice.

PUBLIC COMMENTS/ANNOUNCEMENTS: Elizabeth Michelman, Coleman McCaskey, Sandra Sullivan.

Sandra Sullivan requested to speak on the release of the meeting agenda and meeting information. Ms. Sullivan felt the agenda did not go out within the time frame required. Director Lallo replied that the agenda for this meeting was posted on the MIRA website and provided to the County one week in advance. All board packets were sent to Board Members on Friday, six days before the meeting, almost one week in advance. Given the Monday Memorial Day Holiday, getting the information out early to the Board Members was important. The policy for MIRA is 48 hours' notice. In addition, digital links were provided to the MIRA Board on Tuesday afternoon, the day after the holiday.

In reference to the River Fly Inn Project site plan coordination requirement, Mr. Coleman McCaskey said he had received a call about today's meeting. He wanted to say he's not in favor of short-term rentals and doesn't want Merritt Island to look like Miami today.

Ms. Elizabeth Michelman asked to speak on the River Fly-In Project.

I. Meeting Minutes

A. Approval of the April 25, 2024, meeting minutes.

Board Member Morgan moved to approve the April 25, 2024, meeting minutes, seconded by Member Mecagni. The motion was unanimously approved.

II. Consent Agenda:

A. Projects and Programs Updates and Status Report:

*Marcus pulled #4 regarding a public speaking request from Ms. Sullivan and #2 for Member Barber.

1. Griffis Landing Sea Food House Concept – Stantec has prepared concept alternatives with project cost estimates to redevelop this site. The MIRA Board has reviewed and discussed the concepts and cost projections. Natural Resources received a grant of \$890,000 for the project from the State of Florida Department of Commerce. This grant was contingent upon match funding from MIRA. MIRA has approved and budgeted a contribution of \$300,000 to match the funding provided by the State of Florida Department of Commerce. No USEPA funds have been or will be utilized to construct the project. Griffis Landing is the Site 1 Target area, described within the USEPA Community Assessment Program work plan. USEPA program budget-approved funding available and designated for planning and environmental studies has been utilized at Griffis Landing to spur redevelopment of the Landing.

2. Amphitheatre Parking Study—Director Lallo said the parking consulting team of Morgan & Associates will soon receive a second round of review comments from the County. A revised draft will then be submitted to the County for review. The initial draft parking study recommended 4 people per vehicle; the County wants the required parking space count to be based on 3 people per vehicle. Potentially, there are approximately 10,000 public and private parking spaces within a 2.0-mile radius of Veterans Memorial Park, 4,000 of which are at the Mall, with substantial underutilization. Within .5 miles (walking distance) also, there are likely to be a substantial number of available parking spaces. - There will be adequate parking for event capacity to accommodate the tiered seating viewing area occupancy of approximately 2,350. (subject to final review) Larger events utilizing the full capacity of the Amphitheatre, including the lawn seating, will require approved off-site event parking by agreement. Safety is the prime concern and reason for the Study and permitting. There will also be recommendations as to where vehicles cannot park.

3. US DOT Safe Streets for All Project – MIRA has been awarded \$280,000 through the US Safe Streets for All Program with a \$70,000 matching grant approved by MIRA's Board of Directors. The Agency will use the funds to develop a comprehensive safety action plan; conduct supplemental planning activities such as a vulnerable road users' study, a lighting study, and an ITS study; and pilot demonstration activities using quick build strategies to reallocate space for pedestrians and bicyclists, pilot programs related to rideshare and safety behaviors, and trial changes to test how EMS respond to crashes.

4. US EPA Community Assessment Program—Ms. Sullivan immediately mentioned the area around the airport and Cone Road as a potential environmental concern, a potential candidate for brownfield designations, and a possible contributor to plumes on adjacent paperies.

Member Barber motioned to approve the consent agenda. Seconded by Member Morgan. The motion was unanimously approved.

III. Development Presentations:

A. River Fly-In PUD Zoning and Site Plan (action item)—This request is to add approximately 15 acres to the currently approved and constructed River Fly-In PUD. The existing site plan was formerly reviewed by MIRA and approved by Brevard County. This approximate 15-acre PUD site plan extension request is primarily for the purpose of providing an elevated boardwalk on the outside perimeter of the wetlands from the main building. It will connect to the existing PUD-approved walkway. Additionally, 18 boat slips for a residential use marina with no infrastructure (water, sewer, electrical) will be added. Dr. Niazi advised the boat slips may be sold to the condo owners.

B.

There was much discussion regarding this agenda item and concern about the existing classification of the PUD as resort dwellings, as this enables short-term rentals. Mr. Ball stated short-term rentals are permitted in Merritt Island within certain zoning and nonconforming use classifications approved in the ordinance. He advised that there is no official short-term or resort dwelling map.

Member Barber motioned that MIRA support approval of the Fly-In PUD zoning and site plan extension proposal but that the site plan must return to MIRA for a final review. Seconded by Member Mecagni. The motion was approved 4 to 1 (Member Ratterman) voted nay.

C. Shoppes in Victoria Square Site Plan (action item) – located at the plaza on N. Courtenay Parkway, where Aldi's was formerly in occupancy. Three new retail tenants will occupy the Plaza: Ulta, \$5 Below, and Burlington. Andy Barber motioned to approve façade and signage improvements based on the images presented. Chairman Herman asked if there could be more landscaping, maybe trees. Mr. Ball asked for guidance regarding the types of trees he wanted.

Member Barber motioned to approve the site plan with a recommendation for added landscaping, which Member Morgan seconded. The motion was unanimously approved.

D. First Watch Restaurant—Minor Site Plan (Action Item): Larry spoke with the architect on the phone. The project will enable exterior shaded seating for 26 people under a hard-top canopy on the existing patio. Service is for breakfast and lunch.

Member Barber motioned to approve the minor site plan, which Member Morgan seconded. The motion was unanimously approved.

E. Angela Neal, Space Coast Unified Brand Initiative Report—Ms. Neal presented an updated illustrated report about the new branding logo and business attraction initiative for the Space Coast, which the Space Coast Economic Development Commission supported. She took questions and provided succinct answers. MIRA members thanked her and the Space Coast EDC for their initiative in this project. MIRA will be committed to utilizing the branding on our website and other communications when appropriate.

IV. New Business: None

V. Ongoing/Old Business:

A. Commercial Core Market Study – Highlight Presentation – Director Lallo reviewed the list of 39 facts from the Commercial Core Market Study; a list is included as Exhibit A. This study is called for in the Redevelopment Plan, will be included in the Redevelopment Plan Update, as an exhibit, and will serve as a site selection tool for businesses and redevelopers, as well as residents and inquiring potentially new residents. The Market Study was approved as an eligible item for USEPA fund reimbursement, as it is a means to catalyze environmental clean-up and redevelopment.

Ms. Sullivan spoke about Merritt Island, being a barrier island, and how essential it is to maintain the flow and safety of the evacuation routes and the preservation of the timeliness of the evacuation period.

VI. Board Reports and Presentations:

Marcus Herman – No Report.

Cynthia Wall – Absent.

Andy Barber – No Report.

Corey Mecagni—There is no report. He asked about a replacement for the empty position; Director Lallo answered that there had been one interview thus far, with few internal candidates applying. He decided to make the position available externally as well.

Nicole Morgan – No report. Shout out to Larry for his hard work.

Jack Smink – Absent.

Jack Ratterman – inquired about grants. Director Lallo explained they are in the upcoming redevelopment plan.

Justin Caron, Assistant County Attorney, offered Sutton a 6-month extension as the appraisal came in at a million dollars, but he refused the offer.

Director Lallo – commented on the extremely positive upgrade to Member Morgan’s Fire House Graphics building.

Member Barber called the meeting to adjourn at 4:37 pm., seconded by Member Mecagni. Unanimously approved.

The next meeting is on June 27^h, 2024, at 2:00 p.m.



MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
July 25, 2024

ITEM II.A

AGENDA REPORT ITEM:	Projects and Programs Updates
PROJECT:	Executive Director Report
Requested Action:	Consideration
Summary Explanation & Background:	
A verbal report updating the MIRA board regarding ongoing projects, programs, and situations.	
Fiscal Impact:	None
Exhibits Attached:	None

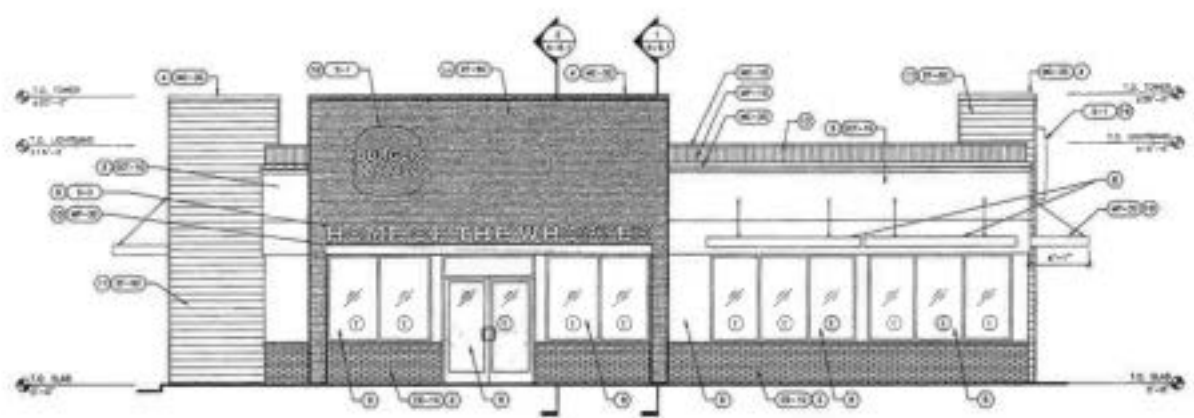


MERRITT ISLAND
REDEVELOPMENT AGENCY

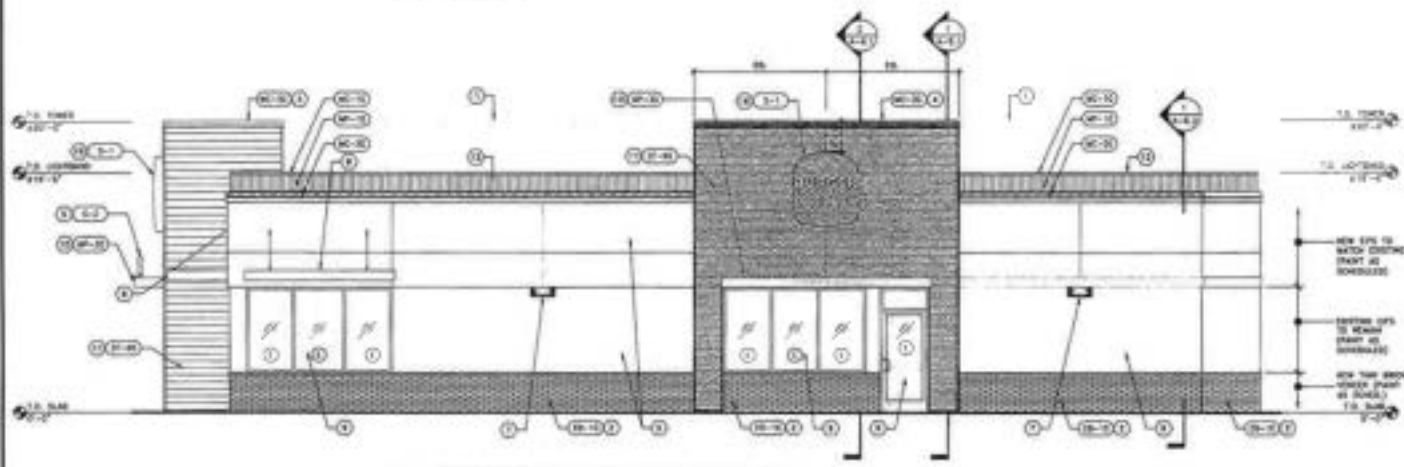
MERRITT ISLAND REDEVELOPMENT AGENCY
July 25, 2024

ITEM III.A

AGENDA REPORT ITEM:	Development Presentation
PROJECT:	SR 520 Burger King Remodel
Requested Action:	Review and Recommendations
Summary Explanation & Background:	
<p>PROJECT DESCRIPTION:</p> <p>Remodeling of the existing Burger King Restaurant located at 380 E. Merritt Island Causeway (SR 520)</p> <p>The existing storefront will remain, with a new Drive through Que-Line.*</p>	
Fiscal Impact:	None
Exhibits Attached: Proposed Plan and Scope of Work	



1 PROPOSED FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 PROPOSED ENTRY SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

- GENERAL NOTES**
- ALL TO CLEAR ROOF OF ANY STANDING WATER AND STOPS. S.S. TO CLEAN/CLAR ALL ROOF BRICK AND ROOFING.
 - REMOVE EXISTING SECURITY MATERIAL AND ALLOW FOR NEWLY INSTALLED S.S. TO VERIFY WITH OWNER'S REPRESENTATIVE.
 - ALL NEW BRICK AND ROOFING QUALITY AND NOT TO EXCEED 48" AND SUPPORTED FROM TOP.
 - ALL EXISTING ROOF OR OTHER STRUCTURES ARE THE CARE OF OTHER MATERIAL TO THIS OF THIS WORK.
 - REFER TO SHEET 10 FOR EXTERIOR FLOOR FINISHES.
 - NEW EXTERIOR FINISH CONTRACTORS MUST NOT USE COAT OF 120 GPH FOR BRICK AND ROOFING THE WORK.

EXTERIOR FINISH LEGEND & NOTES:

- (1) NEW THIN BRICK VENEER TO BE PAINTED EP-40 TO MATCH EXISTING
- (2) NEW RED C.I.F.S.
- (3) EXISTING C.I.F.S. WITH SCORE REVEAL ABOVE NEW THIN BRICK, PAINTED "TANNERS TAUP" (LIGHT TAN)
- (4) EXISTING FIBER CEMENT PANELS
- (5) NEW FIBER CEMENT PANEL BY NIDRIA @ TOWER/TARGE ELEMENTS WITH ALUMINUM TRIM (1/2")
- (6) NEW C.I.F.S. WITH SCORE REVEAL, PAINTED "TANNERS TAUP" (LIGHT TAN)

WEEK-ONE COUNTY
 NOTICE OF ACCEPTANCE
 NIDRIA USA, INC.
 NIDRIA ARCHITECTURAL WALL PANEL (NWP)
 NDA NO. 25-1551-05
 EXPIRATION DATE: JUNE 1, 2027
 APPROVAL DATE: JANUARY 4, 2024

- (1) EXISTING STOREFRONT SYSTEM TO REMAIN.
- (2) NEW STOREFRONT SYSTEM TO MATCH EXISTING.

TYPICAL METAL BAND (BY MANUFACTURER):

- (1) TYPICAL LIGHT BAND

EXISTING GAP COLORS:

ABOVE (1) (2) (3) (4) (5)

- BRITT (1) - PAINTED "TANNERS TAUP"
- CHOPES (2) - CLEAR ANODIZED (SILVER)
- BOLLARDS (3) - "MAZING" WP #9419 11/537 (RED)
- REAR DOOR AND FRAME (4)
- OVER FLOW SCUPPER - MATCH ADJACENT SURFACES

SCOPE OF WORK - EXTERIOR

- BRICKING SHEDDING
- REWORK ALL BRICKING JOINTS AND RECONSTRUCTION AND MATCH EXISTING AND TO FINISH UP FINISHED.
- REAR BRICKING JOINTS AND ALL-FORM AS NECESSARY - S.S. TO COORDINATE WITH CONTRACTOR WITH OWNER'S REPRESENTATIVE.
- INSTALL FIBER CEMENT PANELS, PAINT AND MATCH EXISTING EXTERIOR MATERIALS TO MATCH EXISTING EXTERIOR FINISHES.

PROPOSED PLAN KEYED NOTES

- (1) FINISH OF TANNERS TAUP CEMENT SYSTEM
- (2) METAL NEW THIN BRICK AS REQUIRED, MATCH FOR PROPOSED ELEVATION
- (3) NEW C.I.F.S. METAL - MATCH FOR PROPOSED ELEVATION AND SCHEDULE
- (4) NEW METAL CORNER - PER TRADE SCHEDULE
- (5) METAL OVER EXISTING GUTTER DRAIN TO BE INSTALLED
- (6) EXISTING C.I.F.S. PANEL ABOVE METAL OVER WINDOW TO REMAIN, MATCH FOR PROPOSED ELEVATION AND SCHEDULE

(7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)

E.I.F.S. SYSTEM SPECIFICATIONS	
DESCRIPTION	
MULTI-LAYERED & EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) APPLIED OVER WATER-RESISTIVE BARRIER OVER INSULATION. SYSTEM TO BE 1 1/2" THICK, U.S.A. OR AS REQUIRED TO MEET LOCAL CODES/STANDARDS. PER MANUFACTURER'S INSTRUCTIONS. SEE SCHEDULE FOR FINISHES.	
EIFS AS C.I.F.S. WITH PHYSICAL PROPERTIES, MANUFACTURE AND STRUCTURAL REQUIREMENTS. SEE SCHEDULE FOR FINISHES.	



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
July 25, 2024

ITEM IV.A

AGENDA REPORT ITEM:	New Business
PROJECT:	FY 25 USEPA Community Assessment Grant Application (action item)
Requested Action:	Approval to apply for a USEPA Community-Wide Assessment Grant
Summary Explanation & Background:	
<p>Pursuant to the USEPA, a community-wide assessment grant is appropriate for communities that are beginning to address their brownfield challenges and for communities that are making ongoing efforts to bring sites into productive reuse. Applicants may request up to \$500,000 to assess sites potentially contaminated by hazardous substances, pollutants, contaminants, or petroleum. The performance period is up to 4 years.</p> <p>The USEPA awarded the Merritt Island Redevelopment Agency a \$500,000 Community-Wide Assessment Grant on November 11, 2022. The award amount's effective project and budget period is from July 1, 2022, to September 30, 2026. MIRA has rapidly implemented the grant award, with the completion of Environmental Assessments, Market Studies, and Redevelopment Planning in the Core Market Area. MIRA anticipates utilizing all available funds within the next 12 months. This Program has already served to spur, some significant and ongoing redevelopment projects.</p> <p>It is requested the MIRA Board of Directors grant approval for the MIRA to apply for a USEPA Fiscal Year 2025 Community-Wide Assessment Grant in accordance with the guidelines, rules, and regulations anticipated to be published in a Notification of Funding Availability (NOFA), for the program; and authorize the Executive Director to select and retain a Qualified Environmental Professional or Firm, in accordance with County, MIRA, and USEPA procurement policies, to write the grant application on behalf of the MIRA, and assist in coordinating the USEPA review and selection process with MIRA; and If awarded, authorize the Executive Director to sign the grant agreement, any amendments, or renewals, upon County Attorney and Risk Management approval; and authorize the Executive Director to execute any necessary Budget Change Requests,</p> <p>The NOFA is anticipated to be published soon. Grant applications must be submitted by a date to be determined, mid-to-late Fall of 2024.</p>	
Fiscal Impact:	None
Exhibits Attached:	Copy of supporting documents



EPA Brownfields Assessment Grants: Interested in Applying for Funding?

Here's what you need to know...

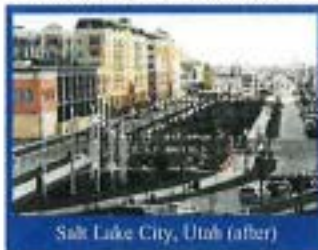
What Is EPA's Brownfields Program?



Salt Lake City, Utah (before)

The U.S. Environmental Protection Agency's (EPA) [Brownfields and Land Revitalization Program](#) provides funds to empower states, Tribal Nations, communities, and other stakeholders to

work together to prevent, assess, safely clean up, and sustainably reuse brownfield sites. EPA provides financial and technical assistance for brownfields activities protect human health and the environment, encourage sustainable reuse, promote partnerships, strengthen local economies, and create jobs. By providing funds and technical assistance to assess, cleanup, and plan for site reuse, EPA enables communities to overcome the environmental, legal, and fiscal challenges associated with brownfield properties. EPA's investments in communities across the country help local leaders eliminate uncertainties, clean up contaminated properties, and transform brownfield sites into community assets.



Salt Lake City, Utah (after)

A brownfield is defined as: real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The Brownfields Law further defines the term to include a site that is: "contaminated by a controlled substance; contaminated by petroleum or a petroleum product excluded from the definition of 'hazardous substance'; or mine-scarred land."

What Are Assessment Grants?

Assessment Grants provide funding for a recipient to:

- ✓ **Inventory Sites:** Compile a listing
- ✓ **Characterize Sites:** Identify past uses
- ✓ **Assess Sites:** Determine existing contamination of hazardous substances and/or petroleum contamination
- ✓ **Conduct Planning Around One or More Brownfield:** Initiate site revitalization and prepare for site redevelopment
- ✓ **Conduct Site-specific Cleanup and Redevelopment Planning:** Scope and plan process
- ✓ **Conduct Community Involvement:** Inform and engage community

What Types Of Assessment Grants Are Available?

Community-Wide Grants

- ✓ A Community-wide Assessment Grant is appropriate for communities that are beginning to address their brownfield challenges, as well as for communities that have ongoing efforts to bring sites into productive reuse.
- ✓ Applicants may request up to \$500,000 to carry out eligible activities.

Assessment Coalition Grants

- ✓ An assessment coalition is comprised of one lead member and at least two, but not more than four, partners.
- ✓ Applicants may request up to \$1 million to carry out eligible activities. Recipients will be required to assess a minimum of two sites in each member's geographic area.
- ✓ Applicants will not be allowed to substitute another site where the subject site is determined to be ineligible.

Community-wide Assessment Grants for States and Tribes

- ✓ Funding is available to states, tribal nations, and eligible native corporations in Alaska.
- ✓ Applicants should target work in disadvantaged communities and work with communities that do not have capacity to apply for and manager their own Brownfields Grant.
- ✓ Applicants may request up to \$2 million to carry out eligible activities. Recipients will be required to assess a minimum of 10 brownfield sites.

Who Is Eligible To Apply For A ... Community-wide Assessment Grant?

- ✓ General Purpose Unit of Local Government.
- ✓ Land Clearance Authority or another quasi-governmental entity that operates under the supervision and control of, or as an agent of, a general purpose unit of local government.
- ✓ Government Entity Created by State Legislature.
- ✓ Regional Council or group of General Purpose Units of Local Government.
- ✓ Redevelopment Agency that is chartered or otherwise sanctioned by a state.
- ✓ State.
- ✓ Indian tribe other than in Alaska.
- ✓ Alaska Native Regional Corporation, Alaska Native Village Corporation, and Metlakatla Indian Community.
- ✓ Nonprofit organization described in section 501(c)(3) of the Internal Revenue Code.
- ✓ Limited liability corporation/partnership in which all managing members/general partners are 501(c)(3) nonprofit organizations or limited liability corporations whose sole members are 501(c)(3) nonprofit organizations.
- ✓ Qualified community development entity as defined in section 45D(c)(1) of the Internal Revenue Code of 1986.

... An Assessment Coalition Grant?

- ✓ State.
- ✓ County government.
- ✓ Regional Council established under governmental authority (e.g., regional planning commissions).
- ✓ Group of General Purpose Units of Local Government (e.g., councils of governments).
- ✓ Indian tribe other than in Alaska.
- ✓ Alaska Native Regional Corporation, Alaska Native Village Corporation, and Metlakatla Indian Community.

... A Community-wide Assessment Grant for States and Tribes?

- ✓ State.
- ✓ Indian tribe other than in Alaska.
- ✓ Alaska Native Regional Corporation, Alaska Native Village Corporation, and Metlakatla Indian Community.

How Long Is The Assessment Grant Period?

The performance period for a Community-wide and Coalition Assessment Grant is four years, and a Community-wide Assessment Grant for States and Tribes is five years.

How Do I Apply For An Assessment Grant?

Copies of the Application Guidelines can be obtained from EPA's Brownfields Program website at www.epa.gov/brownfields or www.grants.gov. Applicants submit an application through www.grants.gov. Applications should be concise and well organized, and must provide the information requested in the guidelines. Applicants must demonstrate that they meet threshold criteria requirements and must respond to ranking criteria. Factual information about your proposed project and community must be provided.

What Is The Evaluation/Selection Process?

Responses to threshold criteria are evaluated on a pass/fail basis. If the application does not meet the threshold criteria, the application will not be evaluated. In limited circumstances, EPA may seek additional information.

Brownfields Grants are awarded on a competitive basis. Evaluation panels consisting of EPA staff and other federal agency representatives assess how well the applications meet the threshold and ranking criteria outlined in the Application Guidelines. The Office of Brownfields and Land Revitalization will provide to the Selection Official a ranking list of applicants to select based on the application's final score, availability of funds, and as appropriate, the other factors described in the Application Guidelines.

Is Pre-Application Assistance Available?

If resources permit, EPA Regions may conduct open meetings with potential applicants. Check with your regional office for date and location information. Your regional Brownfields Program contacts can be found at www.epa.gov/brownfields/brownfields-contacts-epa-regional-offices.

EPA can respond to questions from applicants about threshold criteria, including site eligibility and ownership. EPA staff cannot meet with applicants to discuss draft applications or provide assistance in responding to ranking criteria.

United States
Environmental
Protection Agency
Washington, D.C. 20460

Office of Land and
Emergency Management
(5105T)

EPA-560-F-22-309
August 2022
www.epa.gov/brownfields/

Brownfields Cooperative Agreement Quarterly Performance Report

The Small Business Liability Relief and Brownfields Revitalization Act (SBLRBRA) was signed into law on January 11, 2002. The Act amended the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended, by adding Section 104(k). Section 104(k) authorizes the U.S. Environmental Protection Agency (EPA) to provide funding to eligible entities to inventory, characterize, assess, conduct planning related to, remediate, or capitalize revolving loan funds for, eligible brownfield sites. The Brownfields Utilization, Investment, and Local Development (BUILD) Act of March 2018 reauthorized and amended the Brownfields provisions of CERCLA. Pursuant to these provisions, EPA conducts annual Brownfields grant competitions. Recipients are selected from proposals prepared in accordance with the "Proposal Guidelines for Brownfields Multipurpose, Assessment, Revolving Loan Fund, and Cleanup Grants" and submitted in a national competition. The Merritt Island Redevelopment Agency was selected for Assessment funding in the FY FY2022 competition. This quarterly report provides an update on this project and progress toward achieving the anticipated outputs and outcomes.

CA Name: Merritt Island Redevelopment Agency

CA Number: BF02D28422

CA Type: Assessment

State: FL

POP Start date: 07/01/2022 **POP End date:** 09/30/2026

Properties Associated:

- 110 S Pulmosa St
- 265 E Merritt Island Causeway
- Griffis Landing
- Mall Property
- Parnell & Tangerine Vacant Parcel

Reporting Period: 01/01/2024 - 03/31/2024

Submitted By: Nicholas Perez-Alvarez **Date Submitted:** 04/25/2024

Approved By: **Date Approved:**

Project Progress

Task	Summary of the Progress this Quarter	Status
Community Involvement	<p>To-date, the following community engagement task(s) have been completed:</p> <ul style="list-style-type: none"> • MIRA's monthly Board Meetings, which serves as their Brownfields Advisory Committee • Throughout the quarter, individual meetings with site owners and potential developers occurred to go over assessment and cleanup /reuse planning options under the grant. • Community meeting between MIRA and North Merritt Island HOA on February 5, 2024 (25 people in attendance) • Community meeting between MIRA and Merritt Towers HOA on February 21, 2024 (60 people in attendance) • MIRA participation in Community Advocacy for Merritt Island Annual Friendraiser on February 26, 2024 (80 people in attendance) 	In Progress
	The following reuse planning tasks have been completed to date:	

Planning	<ul style="list-style-type: none"> • Griffis Landing Reuse Planning Due Diligence (Completed) • Griffis Landing Reuse Conceptual Plan and Reuse Model (Completed) • MIRA Brownfield Redevelopment Corridor Plan Market Study (Completed) • MIRA Brownfield Redevelopment Corridor Plan Due Diligence research (Completed) • MIRA Brownfield Redevelopment Corridor Plan (In Progress) • MIRA Brownfield Resource Funding Roadmap (In Progress) 	Not Started
Project Management	<p>The following programmatic tasks have been completed to-date:</p> <ul style="list-style-type: none"> • Quarter 5 quarterly report completed. 	In Progress
Site Assessments	<p>The following assessment task(s) have been worked on to-date:</p> <ul style="list-style-type: none"> • GIS Inventory (In Progress) • Site Eligibility Forms/ACRES Updates (5 sites) (Complete) • 265 E Merritt Island Causeway -Supplemental Site Assessment & Phase II (In Progress) • 110 S Plumosa Street -Hydraulic Lift Removal Coordination & Reporting (Complete) • 110 S Plumosa Street - Unregistered Tank Removal (Complete) • Griffis Landing - Climate-focused Phase 1 ESA and Asbestos SS QAPP (Complete) • Parnell and Tangerine Vacant Lot Phase I ESA and Geophysical Investigation (Complete) 	In Progress

Budget and Overall Project Status

The budget and project are on track.

Modifications to the Workplan

No changes are required to the Workplan at this time.

Funds Expended

Summary Costs for Funding

	Initial Approved Budget	Current Approved Budget	Costs Incurred this Quarter	Costs Incurred to Date	Total Remaining
Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fringe Benefits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$8,625.00	\$8,625.00	\$0.00	\$6,478.77	\$2,146.23
Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Contractual	\$491,375.00	\$491,375.00	\$97,438.50	\$302,466.41	\$188,908.59
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$500,000.00	\$500,000.00	\$97,438.50	\$308,945.18	\$191,054.82

Property Specific Information

Data Element	110 S Pulmosa St	265 E Merritt Island Causeway	Griffis Landing	Mall Property
ACRES Property ID	256772	255431	256936	256776
Eligibility Approval, or Acceptance Date	04/13/2023	05/05/2023	12/15/2023	
Site Reuse Planning Start Date				
Site Reuse Planning Completion Date				
Site Reuse Planning Funding Expended				
Phase 1 Start Date		03/17/2023	12/07/2023	
Phase 1 Completion Date		05/03/2023	01/27/2024	
Phase 1 Funding Expended		\$3,498.75	\$7,342.00	
QAPP Addenda or SAP Approval Date	04/20/2023	05/08/2023	12/21/2023	
Phase 2 Start Date		05/09/2023		
Phase 2 Completion Date				

Phase 2 Funding Expended		\$39,776.00		
Supplemental Start Date				
Supplemental Completion Date				
Supplemental Funding Expended				
Cleanup Planning Start Date				
Cleanup Planning Completion Date				
Cleanup Planning Funding Expended				
Total Funding Expended		\$43,274.75	\$7,342.00	
Total Assessment Leveraged Funding				
Total Cleanup Leveraged Funding				
Total Redevelopment Leveraged Funding				

Data Element	Parnell & Tangerine Vacant Parcel
ACRES Property ID	259229
Eligibility Approval, or Acceptance Date	
Site Reuse Planning Start Date	
Site Reuse Planning Completion Date	
Site Reuse Planning Funding Expended	
Phase 1 Start Date	02/16/2024
Phase 1 Completion Date	03/11/2024
Phase 1 Funding Expended	\$7,826.75

QAPP Addenda or SAP Approval Date	
Phase 2 Start Date	
Phase 2 Completion Date	
Phase 2 Funding Expended	
Supplemental Start Date	
Supplemental Completion Date	
Supplemental Funding Expended	
Cleanup Planning Start Date	
Cleanup Planning Completion Date	
Cleanup Planning Funding Expended	
Total Funding Expended	\$7,826.75
Total Assessment Leveraged Funding	
Total Cleanup Leveraged Funding	
Total Redevelopment Leveraged Funding	

Narrative

Site-Specific Deliverables

Supplemental Site Assessment & Phase II for 265 E Merritt Island Causeway is In Progress.

Hydraulic Lift Removal Coordination & Reporting and Unregistered Tank Removal for 110 S Plumosa Street was completed.

A Climate-focused Phase 1 ESA and Asbestos SS QAPP for Griffis Landing was completed.

A GIS Inventory was updated and is in Progress.

A Griffis Landing Reuse Planning Due Diligence and Reuse Conceptual Plan were completed.

A Parnell and Tangerine vacant lot Phase I ESA and geophysical investigation were completed.

MIRA Brownfield Redevelopment Corridor Plan Market Study and Due Diligence research were completed.

Resources Leveraged

Staff time was leveraged for this period.



MERRITT ISLAND
AMERICAN COUNTY ASSOCIATION

MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
July 25, 2024

ITEM IV.B

AGENDA REPORT ITEM:	New Business
PROJECT:	Complete Streets Grant Research and Application (action item)
Requested Action:	Consideration for Approval
Summary Explanation & Background:	
<p>The purpose of this agenda item is to receive direction and approval from the MIRA Board, subject to the approval of the County Commissioners, to enable the MIRA Executive Director to proceed with procuring professional grant research and grant writing services to procure grants to fund Complete Street Improvements on Fortenberry Road, south and west of Merritt Square Mall and Veterans Memorial Park, in accordance with our proposed budget, and updated concept plan for this area.</p> <p>Complete Streets is an approach to planning, designing, building, operating, and maintaining streets that enable safe access for all people who need to use them, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. This aligns with the goals in the Redevelopment Plan and Draft update that is underway: Space Coast TPO Vision Zero goals of improving traffic and pedestrian safety, safe parking availability, and the attractiveness of the area in proximity to Veterans Memorial Park, furthering positive redevelopment activity and leading the appeal towards a Town Center.</p> <p>Town centers generally feature less intense mixed-use development and cover a smaller geographic area. The town center area type includes a mixture of uses, including multifamily buildings and townhouses, parks, and retail (existing or planned). These areas are envisioned to generally share the following characteristics: › Identified as regional or neighborhood-serving retail nodes with housing and other uses › Zoning includes Commercial Residential, Commercial Residential Town, Commercial Residential Neighborhood, Residential Multiunit and lower intensity Employment.</p>	
Fiscal Impact:	TBD
Exhibits Attached:	Images



Mixed Use Rendering Design Idea



Roundabout Design Idea



Merritt Square: Fortenberry Road Proposed Site Layout

Merritt Island Redevelopment Agency
Grant Support
Work Order XX-XX
Scope of Services
6/7/2024

A. INTRODUCTION

The Merritt Island Redevelopment Agency (MIRA) is pursuing grant funding for transportation improvements as part of a redevelopment project on the south side of Merritt Square Mall. The project concept includes the reconstruction of Fortenberry Road and Island Drive with multimodal infrastructure to support the proposed mixed use development south of the mall. Under this Work Order, Kittelson & Associates, Inc. (CONSULTANT) will work with MIRA to research pertinent state and federal grant programs that could be pursued to supplement local funding for the project.

B. TASKS

The CONSULTANT will assist MIRA with the following task as part of the project:

- Task 1. Grant Program Research

Task 1. Grant Program Research

Task 1.1 Grant Program Research and Next Steps Recommendation

The CONSULTANT will work with MIRA staff to prepare a summary of relevant grant programs that could be pursued for the project. The goal of the research is to identify numerous programs and summarize them in terms of grant program purpose, funding level, minimum/maximum grant award, grant criteria, and grant program timing. The CONSULTANT will provide a recommendation as to the grant program that is best suited for the project based on these grant program characteristics.

Task 1.2 Task 1 Meetings/Presentations

Task 1.2.1 Project Status Meeting

Up to two members of the CONSULTANT Team will attend one meeting with MIRA at the conclusion of Task 1.1 to receive input and discuss next steps. It is anticipated this meeting will be held virtually and be one hour in length.

Task 1.2.2 Presentation for MIRA Board

The CONSULTANT shall assist MIRA in preparing a presentation outlining the results of Task 1 and next steps to the MIRA Board. The CONSULTANT will not present at the Board Meeting.

Task 1.3 Task 1 Project Administration

Quality Control: The CONSULTANT will designate appropriate senior staff to conduct Quality Control (QC) reviews of work products.

Project Schedule: It is anticipated that Task 1 will be complete within 2 months of Notice to Proceed (NTP).

Invoices: Invoices will be prepared in the format prescribed by MIRA. A detailed progress report including a narrative description of the work performed by the CONSULTANT during the period covered by the invoice for each item in the scope will be submitted. The final invoice will be labeled "Final" and project close-out procedures will be followed.

Task 1 Deliverables

- Agendas, meeting materials, and meeting summaries;
- Preparation of presentation to MIRA Board;
- Monthly progress reports; and
- General project administration.

Budget: This work will be completed as a lump sum task order. A detailed summary budget table for Task 1 is attached.

C. POTENTIAL NEXT STEPS

The end goal of this task is to provide sufficient information to the MIRA Board to determine which grant program(s) to pursue for the Fortenberry Road project. The CONSULTANT may be asked to provide services for grant application support, for either a supplemental planning grant or an implementation grant, depending on the status of the project at the time of grant submittal. The CONSULTANT can assist MIRA with all facets of grant application preparation, including technical analysis to address grant criteria, grant narrative, applicable forms, benefit/cost analysis (if relevant), and draft letters of support to provide to local agencies, stakeholders, and elected officials.

In addition to grant application support, the CONSULTANT could also support MIRA by performing a planning study in order to get the project "design ready" if MIRA desires to pursue implementation grant funding options.

These next steps would be pursued through an amendment to the work order as cost estimates for the additional support would be determined at the time a grant program is identified.

Merritt Island Redevelopment Agency Grant Support - KAI Fee Estimate 06-06-2024

Task	Description	Principal Engineer/Planner	Associate Engineer/Planner	Senior Engineer/Planner	Engineer/Planner	Transportation Analyst	Senior Technician	Technician II	Office Support/Clerical	Total Hours/ Cost	Cost by Task
1	Grant Support	12	2	0	13	0	0	0	0	27	\$5,350.00
1.1	Grant Program Research and Next Steps Recommendation	6	0	0	8	0	0	0	0	14	\$2,670.00
1.2	Task 1 Meetings/Presentations	6	0	0	5	0	0	0	0	11	\$7,320.00
1.2.1	Project Status Meeting (1 Virtual)	2	0	0	3	0	0	0	0	5	\$940.00
	Preparation	1	0	0	1	0	0	0	0	2	\$395.00
	Attendance	1	0	0	1	0	0	0	0	2	\$395.00
	Summary	0	0	0	1	0	0	0	0	1	\$150.00
1.2.2	Presentation for MIPA Board	4	0	0	2	0	0	0	0	6	\$1,280.00
	Preparation	4	0	0	2	0	0	0	0	6	\$1,280.00
	Attendance	0	0	0	0	0	0	0	0	0	\$0.00
1.3	Task 1 Project Administration	0	2	0	0	0	0	0	0	2	\$480.00
	Quality Control, Schedule, and Invoicing	0	2	0	0	0	0	0	0	2	\$480.00
	Total Hours	12	2	0	13	0	0	0	0	27	
	Hourly Billing Rate	\$245.00	\$230.00	\$185.00	\$150.00	\$125.00	\$155.00	\$120.00	\$85.00		
	Total KAI Labor Cost	\$2,840.00	\$460.00	\$0.00	\$1,950.00	\$0.00	\$0.00	\$0.00	\$0.00		\$5,250.00
	Total Cost										\$5,350.00



MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
July 25, 2024

ITEM V.A

AGENDA REPORT ITEM:	Ongoing/Old Business
PROJECT:	Veterans Memorial Park Amphitheatre Parking Study Report
Requested Action:	Review and Discussion
Summary Explanation & Background:	
<p>Upon completion and approval by Brevard County of the Architectural and Engineering Plans for the Amphitheatre and Veterans Memorial Park, the MIRA Board moved to complete a formal Parking Study to revise the approved Plan specifications to ensure that the full design capacity of the Amphitheatre could be utilized and subject to approval by Brevard County.</p> <p>With the guidance and coordination of the County Facilities Department, MIRA approved and retained the services of Morgan & Associates Consulting Engineers, Inc., which retained LTG, Inc. (LTG) to perform a parking analysis regarding the safe and efficient use of the Amphitheater in accordance with the approved design capacity and projected level of event attendees.</p> <p>Brevard County has approved the Parking Study, and the site plan will be revised accordingly.</p>	
Fiscal Impact:	\$30,000
Exhibits Attached:	Copy of Supporting Documents

Ref: 6210.05

TECHNICAL MEMORANDUM

To: Andy Kirbach, PE, Morgan & Associates, Inc.

From: Matthew West, AICP

Digitally signed by Matthew West
DN: cn=Matthew West, o=LTG Engineering & Planning, email=Matthew.West@ltg.com, c=US
Reason: I am approving this document.
Date: 2024.06.07 10:47:08-0400

Date: April 10, 2024
Revised June 7, 2024

Subject: Veterans Memorial Amphitheater Parking Analysis, Merritt Island, FL

INTRODUCTION AND PROJECT DESCRIPTION

Morgan & Associates Consulting Engineers, Inc. (the CLIENT) retained the services of LTG, Inc. (LTG) to perform a parking analysis regarding the Veterans Memorial Park on Merritt Island (the AMPHITHEATER). This outdoor AMPHITHEATER is by way of a Tourist Development Council Grant through the Merritt Island Redevelopment Agency (MIRA). The goal of MIRA is to create a facility that would support approximately 26 events per year with an average attendance of 2,000. The AMPHITHEATER itself is being built to seat 2,350 attendees with an overflow lawn area which may increase the number of attendees to 5,000.

Note, smaller events are defined as 2,328 attendees or less. Large events are greater than 2,328 attendees and will require a Special Event Permit to be processed through the Parks and Recreation Department.

Currently, the existing and proposed 715 parking spaces (does not include 61 additional spaces in the Sykes Creek Parkway right-of-way) within the Veterans Memorial Park would support the 2,350 attendees at 1 parking space per 3 attendees. In the event the number of attendees nears 5,000, this report aims to assist Brevard County (the COUNTY) in managing the increased parking demand.

PARKING ANALYSIS SCOPE AND LIMITATIONS

This analysis was conducted in accordance with the methodology included in Attachment A of this memorandum. The scope of this report is based on the premise that AMPHITHEATER event promoters will submit an application to the COUNTY and AMPHITHEATER management (including a parking and traffic circulation plan) in conformance with recommendations of this memorandum. Any shared or temporary parking arrangements made between event promoters and the respective property owners of temporary parking areas are solely the responsibility of the event promoters. Any parking agreements necessary for the use of the AMPHITHEATER must be secured in a manner and format prescribed by the COUNTY prior to application approval.

TECHNICAL MEMORANDUM

Andy Kirbach, PE

April 10, 2024 (Revised June 7, 2024)

Page 2

The underlying theme of this report is to provide guidelines for prospective event promoters to follow when securing adequate parking for an AMPHITHEATER event. There may be insurance, legal, and liability issues which the COUNTY and an event promoter must resolve outside the scope of this report in order to secure adequate parking.

PARKING DEMAND ESTIMATE

This report will assume a parking demand ratio of 1 parking space per 3 attendees, which equals for small events a maximum of 776 spaces. As large events are anything greater than a small event, the parking need will increase accordingly. Note, the COUNTY may want to increase the requirement based on the type of event and the expected concentration of attendees at peak times.

ON-SITE PARKING SUPPLY ESTIMATE

Based on input from the CLIENT and COUNTY staff, LTG estimates that the Veterans Museum can accommodate 100 improved parking spaces and 40 unpaved parking spaces while Veterans Memorial Park can accommodate 776 parking spaces (existing, proposed, and overflow). See Attachment C for details. Please note the museum parking spaces and park parking spaces may not always be available to provide parking to support a particular event. Each event application needs to verify the availability of parking within the park and museum parking lots. Should both Veterans Museum and Veterans Memorial Park be available, based on the 1 parking space per 3 attendees, this would total 2,748 attendees (assuming 3 attendees per vehicle); this is greater than the maximum attendees for a small event. Should only the Veterans Memorial Park be available, this would total 2,328 attendees; this is equal to the maximum attendees for a small event.

OFF-SITE PARKING SUPPLY ESTIMATE

In accordance with the Methodology in Attachment A, LTG attempted to document potential off-site parking opportunities which may supply parking in support of an AMPHITHEATER event. This was not an exhaustive survey of potential parking areas. It was conducted completely via desktop (Google Earth). Site specific visits should be conducted by the COUNTY and the event promoters to verify assumptions within this report.

The listing of potential parking areas is not to be construed as authorization to utilize said properties. This analysis is merely provided as guidance for prospective event promoters. LTG has not contacted any property owners (public or private) to confirm their interest in providing temporary parking nor has LTG discussed any terms of use with any property owner(s). This report is not an endorsement for the use of any particular property – public or private – as temporary parking to support AMPHITHEATER events. For budgetary reasons, LTG has not

TECHNICAL MEMORANDUM

Andy Kirbach, PE

April 10, 2024 (Revised June 7, 2024)

Page 3

conducted any site visits of the surrounding neighborhoods. The responsibility of determining the appropriateness of utilizing any off-site parking temporarily is with the event promoters and COUNTY. It is not within the scope of this report/contract for LTG to undertake any form of negotiations with property owners.

Particular attention must be paid by the COUNTY and event promoters to provide safe passage between off-site parking areas and the AMPHITHEATER venue. This may involve traffic control devices/signs, law enforcement, temporary traffic control, temporary vehicle rerouting, etc. This report is not intended to provide the details of traffic control and pedestrian safety.

Shuttle systems for temporary parking users are the responsibility of the COUNTY and event promoters to design and implement.

It must also be noted that the COUNTY Public Works will not allow temporary on-street parking along Fortenberry Road or Sykes Creek Parkway in order to protect the pavement edges and drainage conveyances along the road.

Based on a desktop review of aerial photography the Brevard County Property Appraiser parcel data, information provided in Attachment D, and planning/engineering judgement, as of March 14, 2024 LTG estimates public off-site opportunities within two miles of the site are comprised of 1,896 improved parking spaces and 1,117 unpaved (temporary) parking spaces. Each event application needs to verify the availability and number of spaces within the specified parking lots.

Based on a desktop review of aerial photography, the Brevard County Property Appraiser parcel data, information provided in Attachment E, and planning/engineering judgement, LTG estimates private off-site opportunities within two miles of the site are comprised of 6,627 improved parking spaces and 1,694 unpaved (temporary) parking spaces. Each event application needs to verify the availability of parking within the specified parking lots.

ADDITIONAL CONSIDERATIONS

An event application process is recommended to address the demand and supply of parking in support of each AMPHITHEATER use. The application requirements should include, but are not limited to:

1. Identifying the expected number of attendees and the parking demand calculation;
2. Identifying on-site and off-site parking facilities to be used in support of the event;
3. Identifying safe access to and from each parking location for vehicles and pedestrians including lighting and traffic control;
4. Coordination with Fire/EMS, and the Sheriff's Office;

TECHNICAL MEMORANDUM

Andy Kirbach, PE

April 10, 2024 (*Revised June 7, 2024*)

Page 4

5. Notification of property owners adjacent to the temporary parking sites in advance of the event;
6. Verification of available parking (# of spaces) for each off-site parking site;
7. Proof of temporary parking authorization:
 - a. Parking Agreements
 - b. Proof of notification of adjacent property owners with COUNTY contact information
8. Parking shuttle plan for parking areas more than 0.5 miles from the AMPHITHEATER site; and
9. Provisions for prohibiting parking in certain areas (such as along Fortenberry Road and Sykes Creek Parkway) to minimize impacts to adjacent properties including the use of barricades or similar devices for deterring illegal parking.

CONCLUSIONS

This technical memorandum was prepared in conformance with the approved Methodology in Attachment A.

The analysis used a minimum of 1 parking space per 3 attendees. This requirement may be increased depending on the nature of the event and the peak parking characteristics of the event.

Based on the survey information provided in Attachment C, the Veterans Museum and Veterans Memorial Park can accommodate up to 916 parking spaces both paved and unpaved whether existing or proposed. Please note the museum parking and park spaces may not always be available to provide support for a particular event. Each event application needs to verify the availability of parking within the park and museum parking lots during the time of the event.

Based on a desktop review of aerial photography, the Brevard County Property Appraisers data, the information provided in Attachment D, and planning/engineering judgement, LTG estimates public off-site opportunities within two miles of the site are comprised of 1,896 improved parking spaces and 1,117 unpaved (temporary) parking spaces as of March 14, 2024. Each event application needs to verify the availability of parking within the specified parking lots.

Based on a desktop review of aerial photography, the Brevard County Property Appraisers data, the information provided in Attachment E, and planning/engineering judgement, LTG estimates private off-site opportunities within two miles of the site are comprised of 6,627 improved parking spaces and 1,694 unpaved (temporary) parking spaces as of March 14, 2024. Thus, even a large event of 5,000 attendees could be accommodated assuming

TECHNICAL MEMORANDUM

Andy Kirbach, PE

April 10, 2024 (*Revised June 7, 2024*)

Page 5

sufficient off-site parking is obtained. Each event application needs to verify the availability of parking within the specified parking lots.

Attachments:

A - Methodology

B - Kick-off meeting notes

C - On-site Parking Availability Survey

D - Off-site Public Parking Availability Survey

E - Off-site Private Parking Availability Survey

Attachment A Methodology

Veterans Memorial Amphitheatre Parking Study Methodology

February 12, 2024

Brevard County Government

LTG, Inc.

Introduction

LTG shall prepare the parking analysis and recommendations so the COUNTY may make an informed decision regarding the plan for on-site and off-site parking for the proposed Veterans Memorial Amphitheatre (the PROJECT). This methodology is based on the premise that Amphitheatre event applicants/organizers will submit event information (including a parking and circulation plan) and an application in conformance with the recommendations derived from this study. Any shared or temporary parking arrangements between event organizers and public and/or private property owners are solely the responsibility of the event organizer(s). Any shared parking agreements or temporary parking agreements necessary to support the Amphitheatre operation are between the parties and must be secured/memorialized in a manner and format prescribed by the COUNTY prior to use of the Amphitheatre for an event.

Parking Demand Estimate

LTG shall estimate the peak parking demand for the Amphitheatre based on information provided by Brevard County regarding the operation, composition and capacity of the facility and based on nationally accepted parking standards and practices. The estimated parking demand shall be provided to the COUNTY in draft form for discussion and comment. After receiving comments and data from the COUNTY, LTG shall provide in writing its recommendation regarding peak parking demand for the project.

On-site Parking Circulation Plan

LTG shall evaluate opportunities on-site to provide additional temporary parking for events held at the Amphitheatre. This shall include inventorying existing paved and unpaved spaces as well as opportunities to expand the supply on a temporary basis. LTG shall interview COUNTY staff to determine how the property is currently being utilized and what COUNTY staff believes to be the existing available permanent and temporary parking areas. LTG shall submit a written report of its findings and recommendations supported by graphics illustrating the locations of existing parking areas and potential temporary parking areas on site. Recommendations may include opportunities for temporary parking, the creation of permanent paved parking, and requirements for an event parking plan application to Brevard County for review and approval prior to each event.

Off-site Parking Circulation Plan

The estimated parking demand recommended by LTG will not necessarily be accommodated entirely on the PROJECT property, but it may be augmented with off-site temporary or shared parking. LTG shall explore (in consultation with COUNTY staff) opportunities for off-site temporary parking in support of the Amphitheatre operations. Lands to be considered should be within 0.5 miles of the site. LTG shall highlight opportunities and potential circulation patterns to connect off-site parking with access to the Amphitheatre.

- **Satellite Parking**

Satellite parking further from the PROJECT (more than 0.5 miles but less than 2.0 miles) may require shuttle vehicles to assist with transporting visitors to and from the Amphitheatre for efficiency. LTG shall provide recommendations for event application submittal requirements for Amphitheatre use and provision of satellite parking plans to the COUNTY prior to use of the facilities by event applicants.

- **Shared Parking Opportunities**

LTG shall investigate public and private shared parking opportunities and provide recommendations to minimize impacts to existing adjacent uses. Properties not under control of the COUNTY may be ideal for consideration of a shared parking agreement between the owner(s) and the COUNTY and/or event applicants. LTG shall highlight graphically the properties which are most promising in providing temporary parking opportunities.

Response to Comments and Final Report

LTG shall utilize the data collected in preparation of a draft report comprised of text, tables and summary graphics which summarizes the findings of Tasks 1 through 4. The study procedures, including data collected and recommendations will be documented in the draft report. The recommendations contained therein shall pertain to use of existing permanent and temporary parking on site, the opportunities for off-site parking, parking traffic circulation, minimization of parking impacts to adjacent developments, and the possibilities for shared parking on public and private sites which shall be negotiated and obtained at the expense of the event organizers. The draft report will be provided to the COUNTY/CLIENT for review and comment. The COUNTY/CLIENT shall provide one single set of comments for LTG to address. LTG shall provide written responses to the review comments issued by the COUNTY/CLIENT. Once the COUNTY and CLIENT comments have been addressed, LTG shall finalize the report and provide up to five (5) bound copies for the COUNTY's records.

Attachment B
Kick-off meeting notes

Veterans Memorial Amphitheatre Parking Study Kick-off Agenda

Virtual Meeting

February 12, 2024

2:00 – 2:52 pm

Attendees:

1. Josh Black (LTG)
2. Matthew West (LTG)
3. Kirsten Fawcett (LTG)
4. Larry Lallo (Brevard County)
5. Tim Lawry (Brevard County)
6. Mike Duniap (Brevard County)
7. Andy Kirbach (Morgan & Associates)
8. Corrina Gum (Brevard County)
9. Veronica Figuero-Chanza (Brevard County)

Parking Study Background

- Under contract for construction/permitting
- Need parking study for amphitheater as part of development review process
 - How many spaces vs. attendees, 2,500 goal.
 - A tiered set up with seating for 2,300+
 - Potentially 5,000 based on tiered seating and extra seating provided on the lawn.

Reviewing Methodology/Data Sources

- MEW- How often do events occur?
 - Larry – the goal is 26 major events, at least 2,000 attendees.
 - Events every other week
- MEW – are there any other amphitheaters around to survey data?
 - Tim – not in unincorporated Brevard County, but Cocoa Village
 - Cocoa Village Venue has complaints of not enough parking
 - They possibly had 6,000+ people for July 4th celebration.
- Need to estimate parking demand between major (large) events and smaller events.
- Larry – will provide event schedule.
- Not all parking spaces will be paved.
 - Look into off-site lands for shuttle parking.
 - Example: mall, U-Haul, schools, airports
- Event organizer leases spaces from locations such as mall or U-Haul. U-Haul has 145 spaces available for temporary use by Veterans.
- Parking demand on case-by-case basis for the events
- MEW – Who is the contact for the events? is there an application?
 - The Veterans Association is the contact for coordinating events?
 - Does the application go to them?
- Larry – County Parks and Recreation managing venue for maintenance and marketing.
- Determine parking on property.
 - Firetruck/emergency access and turn around is a concern.

- Fortenberry Road is County maintained.
 - Would the County allow temporary parking along the roadway ROW?
 - Corrina – No, events are too frequent and there is a concern for issues with drainage and pavement damage.
- 744 attendees were previously approved.
 - The study will consider the additional attendees.
- Can currently accommodate 744 (248 x 3 attendees) attendees between the Amphitheatre and museum.
- Design capacity = 2350
 - Twenty-six events → 1 space per 3 attendees (County guideline/code) → 783 spaces
 - 248 existing spaces (which supports 744 attendees).
- Need to serve 5,000 attendees.
- Avoid nearby condominiums from being blocked in.
- Use of off duty police officers for traffic control.
- Other data acceptable: ITE, other nationally accepted sources
- Contact St. Augustine Amphitheatre
- Large events need approval for the additional necessary parking.
- Parks and Rec arrangement to lease spaces from the mall/U-Haul.
- Josh Black noted that the study will rely on the assumption that an event application process will be in place to ensure adequate parking
- Part of the study will recommend components of the event application process.
- School board/airport for permission for after-hours parking use
- Corrina - Schools in the area are minimal with little parking to spare.
- Shuttles may be necessary with specific routes.
- The study will identify potential locations with parking possibilities.

Attachment C
On-Site Parking Availability Survey



CONSTRUCTION PLANS PREPARED FOR:
Veterans Memorial Park Amphitheater
Merritt Island Redevelopment Agency (M.I.R.A.) Improvements

SECTION 36, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA

ZONING NOTES:
 1. This plan is prepared in accordance with the County Ordinance (Ordinance No. 2000-11) and the County Code (Chapter 10-10).

2. The applicant is responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary approvals from the appropriate agencies and for obtaining all necessary approvals from the appropriate agencies.

UTILITY CONTACTS

FLORIDA POWER & LIGHT
 10000 W. US HWY 1
 TAMPA, FL 33613
 PHONE: (813) 987-1000

FLORIDA CITY GAS COMPANY
 10000 W. US HWY 1
 TAMPA, FL 33613
 PHONE: (813) 987-1000

STATE WATER CONTROL
 10000 W. US HWY 1
 TAMPA, FL 33613
 PHONE: (813) 987-1000

SEWERAGE AND WATER BOARD
 10000 W. US HWY 1
 TAMPA, FL 33613
 PHONE: (813) 987-1000

SOILS INFORMATION

Refer to separate soil report.

FLOOD ZONE INFORMATION

Refer to separate flood zone report.

WATER STATEMENT

The existing water supply is adequate for the proposed development. The applicant is responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary approvals from the appropriate agencies.

SEWER STATEMENT

The existing sewer system is adequate for the proposed development. The applicant is responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary approvals from the appropriate agencies.

STORMWATER STATEMENT

The existing stormwater system is adequate for the proposed development. The applicant is responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary approvals from the appropriate agencies.

SITE DATA

Existing Site: 10000 W. US HWY 1, TAMPA, FL 33613
 Proposed Site: 10000 W. US HWY 1, TAMPA, FL 33613
 Project Area: 10000 W. US HWY 1, TAMPA, FL 33613
 Project Area: 10000 W. US HWY 1, TAMPA, FL 33613

MINIMUM SETBACKS

Front - 10 feet
 Side - 5 feet
 Rear - 10 feet

UTILITY SETBACKS

Refer to separate utility report.

CONSTRUCTION

Item	Start	End	Notes
Site Preparation	01/01/2000	01/31/2000	
Foundation	02/01/2000	02/28/2000	
Structural	03/01/2000	03/31/2000	
Interior	04/01/2000	04/30/2000	
Exterior	05/01/2000	05/31/2000	
Final	06/01/2000	06/30/2000	

Item	Start	End	Notes
Site Preparation	01/01/2000	01/31/2000	
Foundation	02/01/2000	02/28/2000	
Structural	03/01/2000	03/31/2000	
Interior	04/01/2000	04/30/2000	
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Item	Start	End	Notes
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Foundation	02/01/2000	02/28/2000	
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Interior	04/01/2000	04/30/2000	
Exterior	05/01/2000	05/31/2000	
Final	06/01/2000	06/30/2000	



MASTER PLAN
 SCALE: 1" = 50'

1. The applicant is responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary approvals from the appropriate agencies.

2. The applicant is responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary approvals from the appropriate agencies.

3. The applicant is responsible for obtaining all necessary permits from the appropriate agencies and for obtaining all necessary approvals from the appropriate agencies.

GENERAL STATEMENT
 The project is located on the corner of US Highway 1 and US Highway 1. The project is a 100,000 square foot amphitheater. The project is a 100,000 square foot amphitheater. The project is a 100,000 square foot amphitheater.

PROJECT CONTACTS
DRMP
 10000 W. US HWY 1
 TAMPA, FL 33613
 PHONE: (813) 987-1000

PROJECT MANAGER
 DRMP
 10000 W. US HWY 1
 TAMPA, FL 33613
 PHONE: (813) 987-1000

ARCHITECT
 DRMP
 10000 W. US HWY 1
 TAMPA, FL 33613
 PHONE: (813) 987-1000

GENERAL CONTRACTOR
 DRMP
 10000 W. US HWY 1
 TAMPA, FL 33613
 PHONE: (813) 987-1000

SHEET INDEX

SHEET	DESCRIPTION
01	COVER SHEET
02	GENERAL NOTES & SUMMARY OF KEY ITEMS
03-05	GENERAL FUNDING ANALYSIS
06-07	EXISTING CONDITIONS & SCHEDULE PLAN
08-10	EXISTING AND PROPOSED WORKS CHEMICAL STORMWATER PREVENTION PLAN
11-12	UTILITY PLAN
13	CROSS SECTION/SITE DETAILS
14-15	ART EMBLEM/SUBSIDIARY MARK DETAILS
16-17	CONSTRUCTION DETAILS
18-19	CITY OF COCOA LOGOS/STANDARD MARK DETAILS
20	BREVARD COUNTY PUBLIC WORKS CHEMICAL STORMWATER PREVENTION PLAN
21-22	ARCHITECTURAL DIMENSIONAL PLANS
23-24	LANDSCAPE PLANS, DETAILS AND SPEC (BY OTHER)
25-26	MECHANICAL PLANS, DETAILS AND SPEC (BY OTHER)
27-28	ELECTRICAL PLANS, DETAILS AND SPEC (BY OTHER)



LOCATION MAP

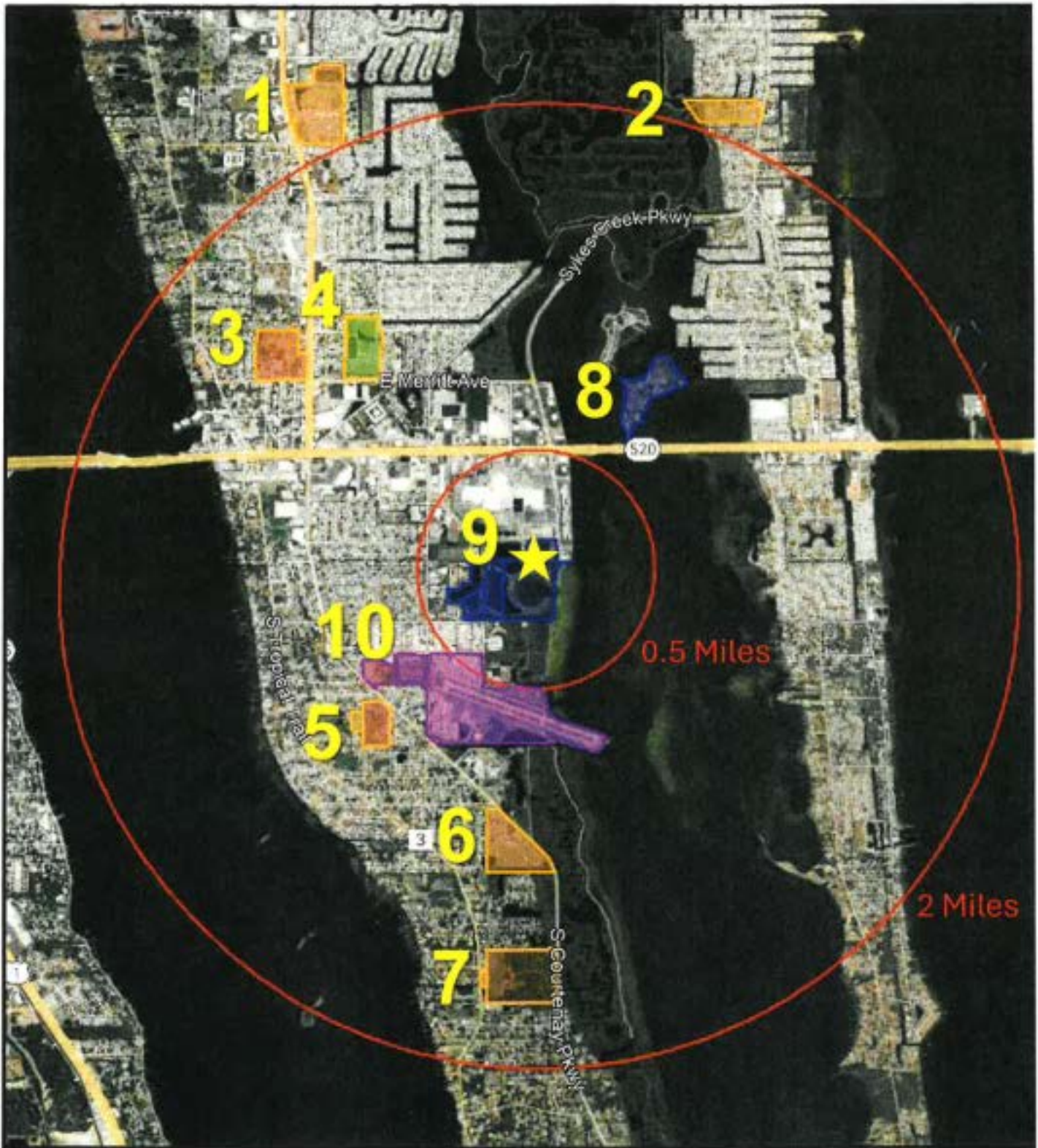
DRMP
 10000 W. US HWY 1
 TAMPA, FL 33613
 PHONE: (813) 987-1000

Veterans Memorial Park Amphitheater

COVER SHEET

DRMP, Inc.

Attachment D
Off-Site Public Parking Availability Survey



Brevard Amphitheater
Potential Parking Sites



Public Land Overview

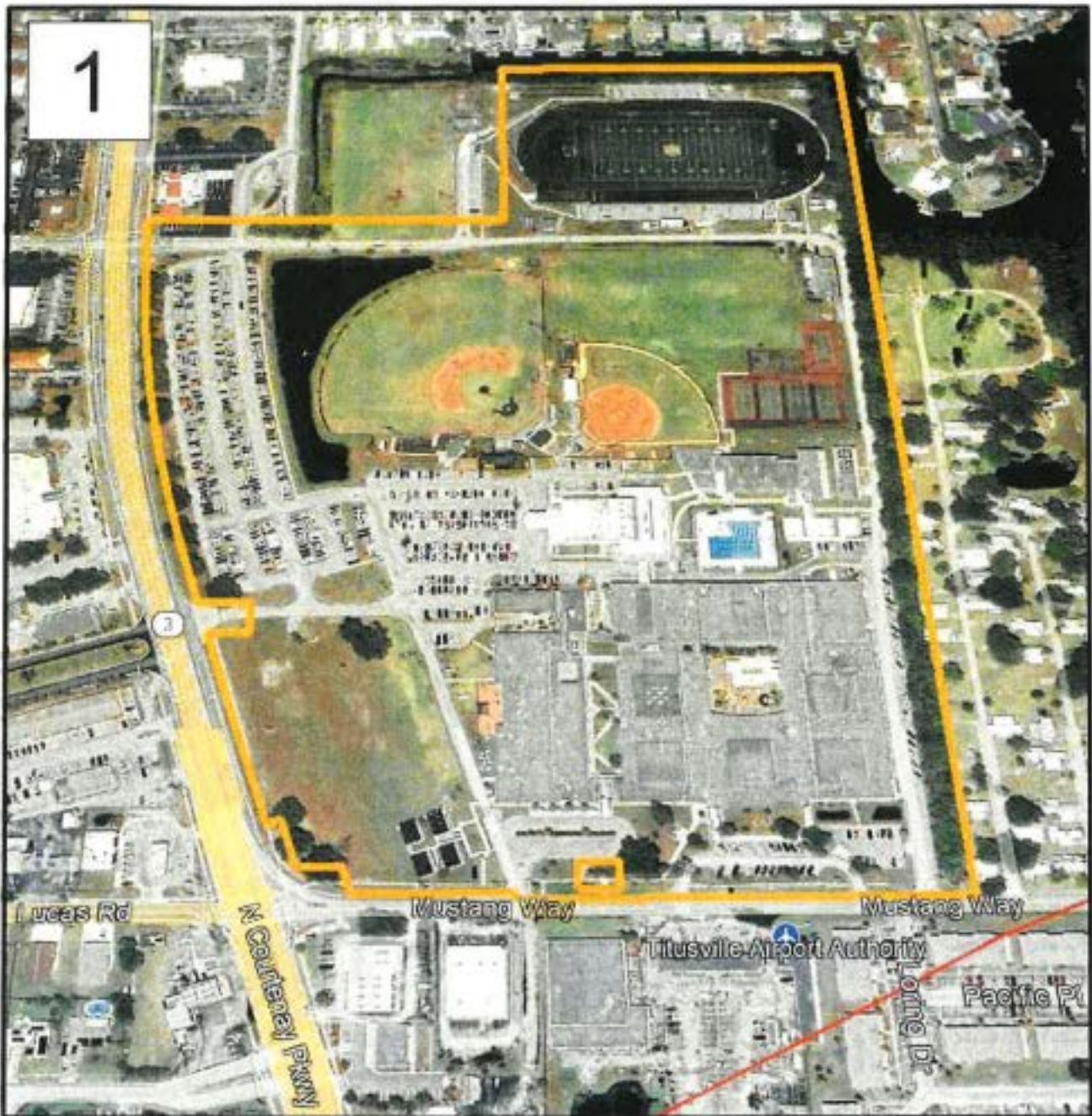
Project No.: 6210.03



#	Name	Paved	Unpaved
1	East Coast Christian Center 680 N Courtenay Pkwy	137	
2	Grace Church 65 Needle Blvd	143	
3	Faith Lutheran School 280 E Merritt Ave	128	54
4	Orthodox Catholic Church 66 E Merritt Ave		44
5	First Baptist Church Merrit Island 140 Magnolia Ave	272	
6	Kingdom Hall of Jehovah Witnesses 50 Goodwin Rd	64	
7	Redeemer Evangelical Lutheran 500 S Tropical Trail		148
8	Merritt Island Presbyterian 600 S Tropical Trail	36	166
9	Destiny Christian Church 700 S Courtenay Pkwy	76	
10	Merritt Island Church of Christ 512 S Plumosa St		83
11	Kingdom Hall of Jehovah's Witness 520 S Plumosa St		68
TOTAL		856	563

LEGEND

 Brevard Amphitheater Site
 Radius



Property is approximately 2 miles northwest of Brevard Amphitheater site.

Parcel ID: 24 3623-BX-*21

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

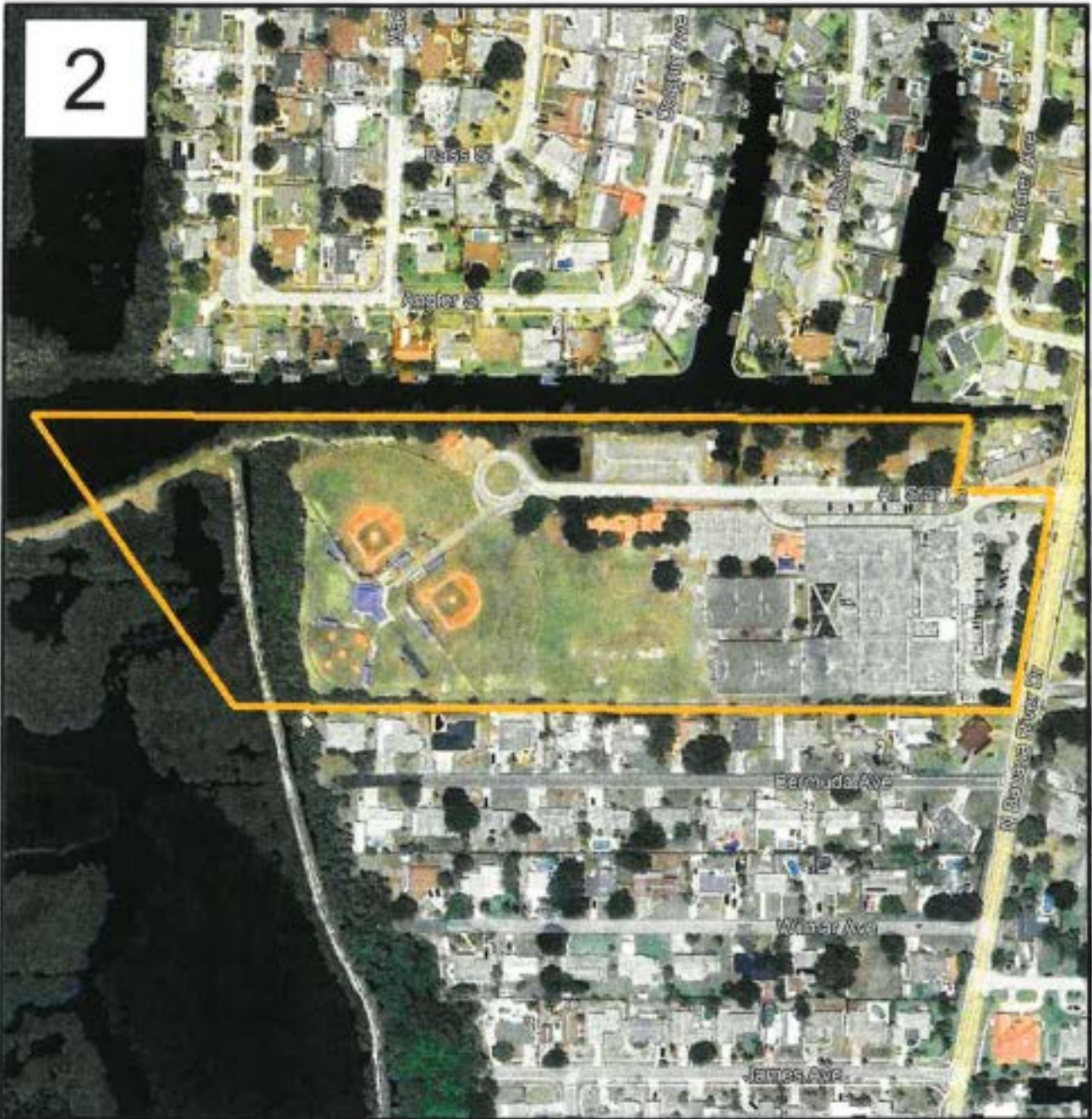
**Property ID: 2417285
37.37 Acres
Public Land**

Project No.: 6210.03

 **LTG** *Engineering
& Planning*

1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4879 * Fax: 386.257.8995

2



Property is approximately 2 miles northeast of Brevard Amphitheater site.

Parcel ID: 24 3719-00-504

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



**Property ID: 2431740
18.5 Acres
Public Land**

Project No. 6210.03

**LTG Engineering
& Planning**

1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 • Fax: 385.257.6996

3



Property is approximately 2 miles northwest of Brevard Amphitheater site.

Parcel ID: 24 3626-00-506

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

**Property ID: 2419420
25.65 Acres
Public Land**

Project No.: 6210.03

**LTG Engineering
& Planning**

1049 Eber Blvd., Suite 104 - Melbourne, Florida 32904
Telephone: 321.499.4879 • Fax: 386.257.8996

4



Property is approximately 1 mile northwest of Brevard Amphitheater site.

Parcel ID: 24 3628-00-755

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

**Property ID: 2419433
25 Acres
Public Land**

Project No.: 6210.03



LTG *Engineering
& Planning*

1049 Eber Blvd., Suite 104 - Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 386.257.6996



Property is approximately 0.9 miles southwest of Brevard Amphitheater site.

Parcel ID:
25 3602-27-5-2.01
25 3602-00-5

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

**Property ID:
2501524, 2501384
Public Land**

Project No.: 6210.03

LTG *Engineering
& Planning*

1049 Eber Blvd., Suite 104 - Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 385.257.6996



Property is approximately 1.1 miles south of Brevard Amphitheater site.

Parcel ID: 25 3601-00-508

Owner(s):
School Board of Brevard County
Viera, FL 32940



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

**Property ID: 2501016
28.56 Acres
Public Land**

Project No. 6210.03

 **LTG** *Engineering
& Planning*

1049 Eber Blvd., Suite 104 - Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 385.257.6996



Property is approximately 1.5 miles south of Brevard Amphitheater site.

Parcel ID: 25 3612-00-252
 Owner(s):
 School Board of Brevard County
 Viera, FL 32940



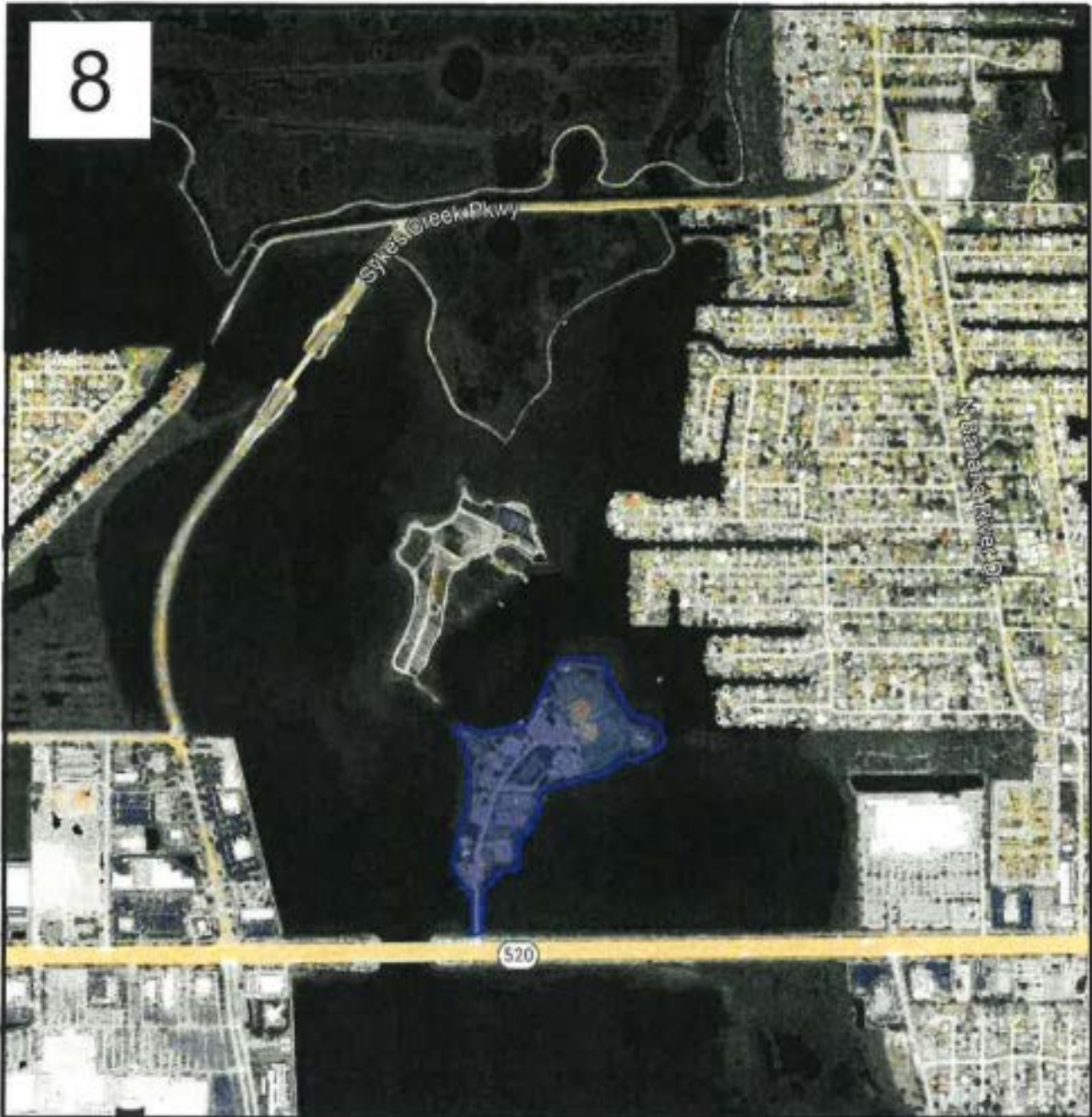
Brevard Amphitheater Potential Parking Sites



Property ID: 2507635
 36.45 Acres
 Public Land
 Project No.: 6210.03

1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
 Telephone: 321.499.4679 • Fax: 386.257.6996

8



Property is approximately less than 1 mile northeast of Brevard Amphitheater site.

Parcel ID: 24 3636-00-1

Owner(s):
County of Brevard
Cocoa, FL 32926



**Brevard
Amphitheater
Potential Parking
Sites**



**Property ID: 2427779
15.94 Acres
Public Land**



Project No.: 6210.03

1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 385.257.8996



Property is site of Brevard Amphitheater site.

Owner(s):
County of Brevard
Cocoa, FL 32926



**Brevard
Amphitheater
Potential Parking
Sites**



NTS

Property ID: 2443243,
2443624, 2443624,
2427987, 2427985,
2458578

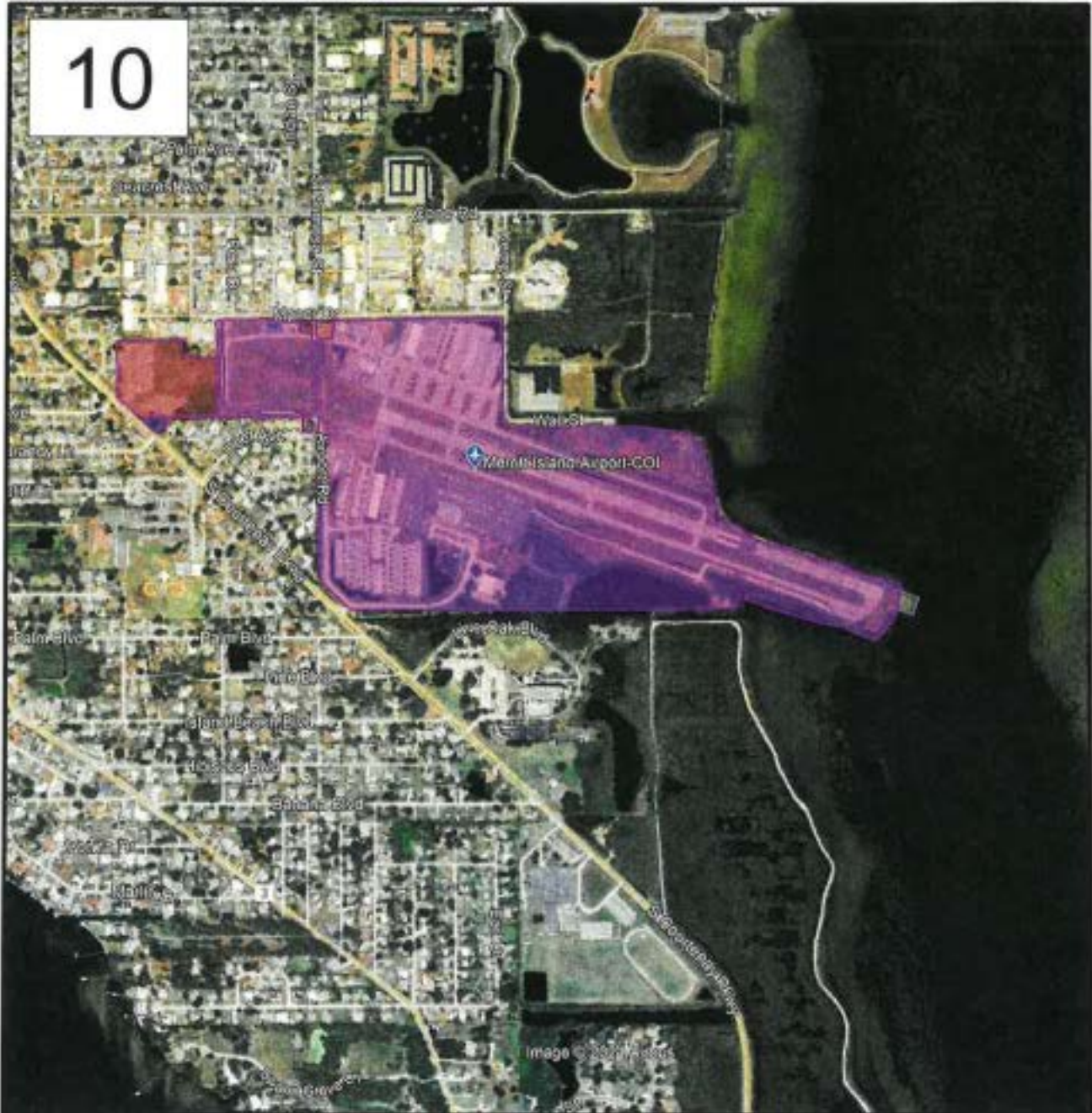
Project No. 8210.03



LTG *Engineering
& Planning*

1048 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 • Fax: 386.257.6996

10



Property is approximately .75 miles southwest of Brevard Amphitheater site.

Owner(s):
Titusville-Cocoa Airport
Titusville, FL 32780



**Brevard
Amphitheater
Potential Parking
Sites**



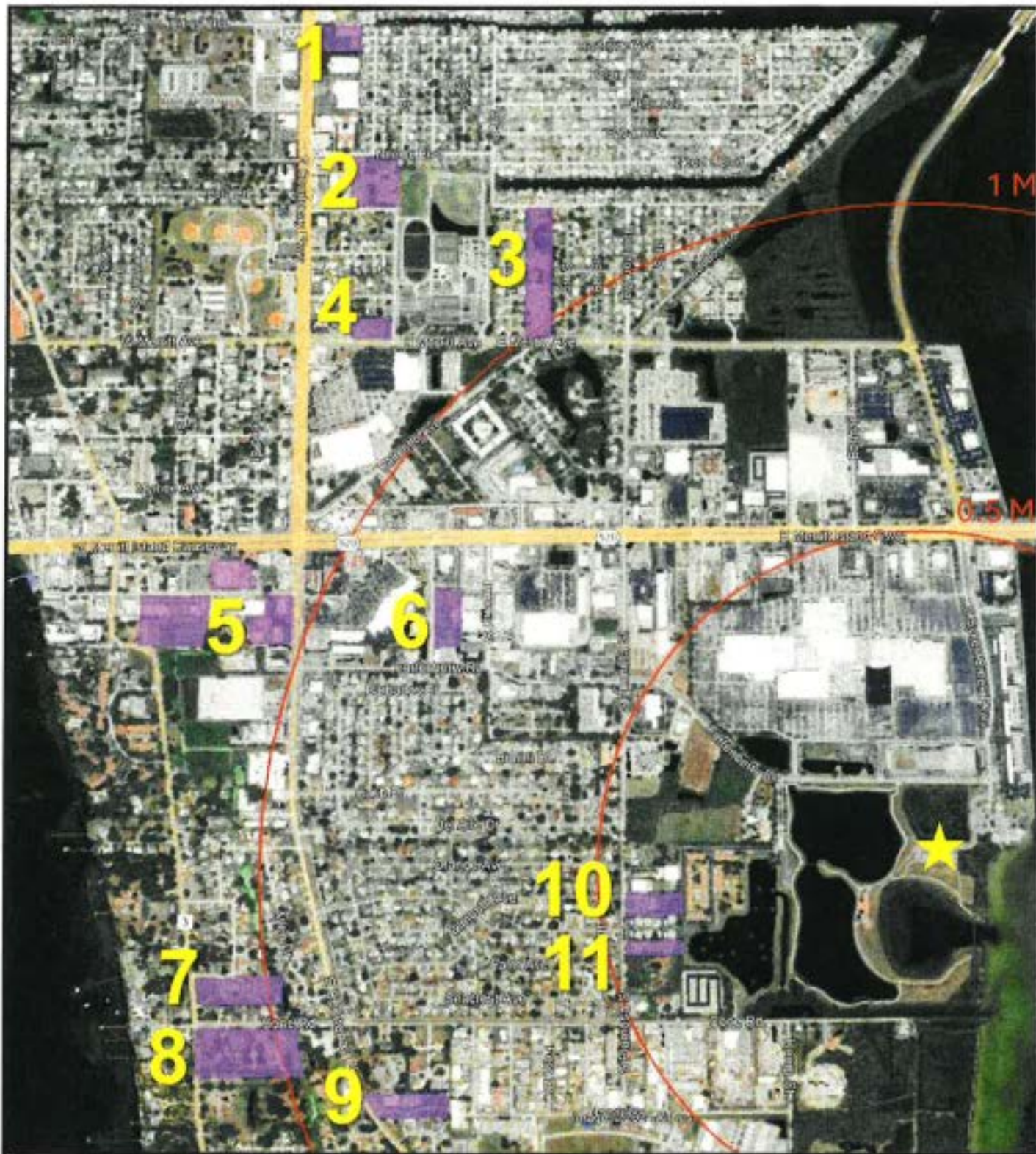
**Property ID: 2501383,
2501003
Public Land**



Project No.: 6210.03

1049 Eber Blvd., Suite 104 – Melbourne, Florida 32904
Telephone: 321.499.4679 * Fax: 386.257.6995

Attachment E
Off-Site Private Parking Availability Survey



**Brevard Amphitheater
Potential Parking Sites**



Private Opportunities Overview (I

Source: Brevard County Property Appraiser a

DISCLAIMER: This report does not infer or imply that any of these example pr
 Additionally, there may be properties not shown that could provide temporary p
 County, the Veterans Association or the Amphitheater event manager.



**Brevard Amphitheater
Potential Parking Sites**



Private Opportunities Overview (Financial

Source: Brevard County Property Appraiser as of 3/

DISCLAIMER: This report does not infer or imply that any of these example pro
 Additionally, there may be properties not shown that could provide temporary p
 County, the Veterans Association or the Amphitheater event manager.



**Brevard Amphitheater
Potential Parking Sites**



Private Opportunities Overview (Commercial S

Source: Brevard County Property Appraiser as of 3/1

DISCLAIMER: This report does not infer or imply that any of these example pro
 Additionally, there may be properties not shown that could provide temporary p
 County, the Veterans Association or the Amphitheater event manager.



#	Name	Paved	Unpaved
1	Former SouthState Bank 290 N Courteney Pkwy	28	
2	Community Bank of the South 277 N Sykes Creek Pkwy	23	32
3	TD Bank 250 E Merrit Island Cswy	26	
4	Launch Credit Union 415 Fortenberry Rd	90	
5	Launch Credit Union 300 S Plumosa St	89	
6	Space Coast Credit Union 445 Fortenberry Rd	44	

TOTAL 300 32

LEGEND

★ Brevard Amphitheater Site

— Radius



#	Owner / City, ST	Paved	Unpaved
1	Michael A. DiChristopher LLC Merritt Island, FL		87
2	Lowmic 1050 LLC St. Petersburg, FL		269
3	NDA Merritt Project Zenith, LLC Plantation, FL		278
4	Malcom Kirschenbaum Trustee Cocoa, FL		50
5	Spicer Holdings, LLC Melbourne, FL		41
6	630 Cone Park, LLC Merritt Island, FL		43
7	Harbour Freight Tools	208	
8	CruiseTime Shuttle	15	169
9	Merritt Square Mail	4,274	162
10	UHAUL	145	
11	Health First	829	
TOTAL		5,471	1,099

LEGEND

 Brevard Amphitheater Site
 Radius



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
July 25, 2024

ITEM V.B

AGENDA REPORT ITEM:	Ongoing/Old Business
PROJECT:	Amphitheatre Status Report and Pricing (possible action item)
Requested Action:	Follow Up Discussion and Review
Summary Explanation & Background:	
<p>At the January 25, 2024, MIRA Board Meeting, the MIRA Board agreed to the following, subject to alignment of updated pricing with the Guaranteed Maximum Price (GMP) Negotiations stipulations agreed to and a parking study being completed and approved by the County, enabling full design capacity use of the Amphitheatre:</p> <ol style="list-style-type: none">1. Agreed to the terms of the January 4, 2023, Negotiation Committee recommendations to include the cost of constructing the loading dock (\$25,000)2. Agreed to provide funding to complete the total Phase I GMP "Ivey's Option #2" project amount of \$6,447,896.91, plus related additional associated expenses of \$304,726).3. Agreed to funding sources comprised of \$3,350,000.00 MIRA TIF; \$1,151,755.58 in available Funding from the existing TDC Grant; \$1,000,000 from the State of Florida Appropriations Grant; and a Budget Transfer of \$1,056,639 from the Mall Area Infrastructure Projects.4. Agreed to apply to the TDC for a 12-month extension of time to break ground.5. Agreed and understand that all the above depends on the timing of the parking study, so Ivey's Construction may not be able to hold their pricing from Subcontractors past January 2024, so time is of the essence.6. Agreed and understand to the use and purpose of the contingency line item and agreed to \$0 contingency.7. When the parking study is completed, and a parking plan is approved, the MIRA Board looks forward to the County entering a contract with Ivey's construction as soon as possible.8. If prices increase beyond the negotiated pricing, then MIRA would have to step back and re-evaluate with the County a path forward, whether that be securing additional funds, rebidding the project, or negotiating with the next approved bidder, or considering a redesign of the project, understanding that all the above could be more expensive.9. They indicated that they may be interested at some point in applying for a waiver of the County Impact Fees and Permits, subject to using the same towards any contingency items that may come up. They would want to first seek the support of D2 Commissioner Tom Goodson.10. Expressed deep appreciation for the support of county management, county staff from several departments, and TDC staff and capital facilities committee in assisting MIRA throughout this project and the TDC process.11. Appreciated the presence of Ivey's construction team at the meeting for Q&A.12. Discussed whether we should complete another economic impact study. The MIRA Board decided the expense was not necessary based on the guidance we have received. <p>MIRA discussed that County Manager Frank Abbate should review our request before sending it to the TDC. MIRA's goal was to complete that next week and get it to the TDC before February 14th, 2024.</p>	
Fiscal Impact:	\$6.5 - \$8.1 Million subject to grant funding and final project scope approval
Exhibits Attached:	



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
July 25, 2024

ITEM V.C

AGENDA REPORT ITEM:	Ongoing/Old Business
PROJECT:	FY25 Proposed Budget to BoCC
Requested Action:	Review and Discussion
Summary Explanation & Background:	
<p>The MIRA Board and staff, Brevard County Budget Staff, and County Management have worked together to create the proposed Fiscal Year 24 – 25 MIRA Budget. County Manager Frank Abbate has submitted the proposed budget to the Brevard Board of County Managers for their review.</p>	
Fiscal Impact:	\$9.2 Million
Exhibits Attached:	Copy of Supporting Documents

Merritt Island Redevelopment Agency

Mission Statement:

The Merritt Island Redevelopment Agency (MIRA) mission is to create and implement a redevelopment strategy on Merritt Island, within specified redevelopment areas, that removes slum and blight, improves safety, fosters sustainable growth, catalyzes quality redevelopment projects, and preserves Merritt Island's rich history, vibrant culture, and pristine natural environment.

The MIRA Staff works with a 7-member Board of Directors and actively engages with Brevard County departments, the public, and small business owners, facilitating collaborative efforts to execute redevelopment projects, initiate programs, and spearhead capital improvement initiatives. Through our guidance, funding, and services, we focus on laying the groundwork for economic vitality and sustainable development within the redevelopment area.

Our initiatives focus on alleviating blight, facilitating redevelopment, infrastructure improvement, enhancing waterfront access and utilization, preserving the environment, optimizing recreational spaces, safeguarding historic and cultural treasures, improving multimodal transportation, and enhancing the aesthetic appeal of our redevelopment areas.

Together, we strive to create vibrant, inclusive, and resilient communities that reflect the spirit and identity of Merritt Island, ensuring a prosperous and sustainable future for generations to come.

Programs And Services:

Accomplishments, Initiatives, Trends And Issues And Service Level Impacts:

Merritt Island Redevelopment Agency:

- Redevelopment Plan Creation and Management
- Business development project consultation, facilitation, and advocacy
- Concept Plans and Analysis
- Implement redevelopment projects, plans, programs
- Streetscape Improvements
- Multimodal Transportation Access
- Brownfield Redevelopment Phase I and Phase II Assessment Grants
- Review/recommend zoning, conditional use, variance, and site plans in the Redevelopment Area
- Gathering and dissemination of market data, demographics, maps, and incentive program information
- Network and collaborate with key Brevard County Departments, and community partners

Accomplishments:

- Completed site plan engineering, architectural design, and RFQ for Veterans Memorial Park expansion and amphitheater facility
- Assisted in the application for a \$1M State Appropriation for the Veterans Memorial Park Amphitheatre, which was awarded by the State of Florida
- Remediated tree and landscaping damage from Hurricane Ian at Veterans Memorial Park
- Completed concept planning and pre-engineering for a replacement Seafood House and Market at Blue Crab Cove
- Completed concept planning and application for a possible Blue Crab Cove site expansion
- Continued collaboration and funding commitment to the S. Courtenay Parkway widening project which reached 90% design completion
- Installed four replacement transit shelters in high-traffic areas within the redevelopment district
- Funded maintenance and trash collection for four existing transit shelters

- Completed three phase I environmental assessments at target redevelopment sites in the MIRA district
- Removed one hydraulic lift and an unregistered underground storage tank during phase II environmental assessments.
- Awarded a \$280,000 federal Safe Streets for All Grant to create a tailored action plan to collect crash and driver behavior data, and test possible solutions through quick-build activities to inform a project action plan
- Staff held multiple workshops and public meetings to draft a Redevelopment Plan update including new projects, affordable housing strategies, and resiliency/sustainability components.
- Generated a complete street concept for Fortenberry Road
- Conducted nine site plan or zoning change application reviews and provided comments to the county.
- Completed 2022-2023 Independent Audit

Initiatives:

- Continue to achieve a high standard for transparency through the dissemination of information about MIRA's projects on the website and Docsend.
- Facilitate and fund a bio-conservation stormwater system north of SR520 near the new Cape Canaveral Hospital
- Facilitate redevelopment projects, with developers and redevelopers
- Initiate the extension of the Fortenberry Stormwater pipe to catalyze mall area redevelopment
- Continue to review zoning change requests for compliance with MIRA-specific requirements and compliance with the redevelopment plan.
- Explore incentive opportunities and policies that can be implemented to encourage high-quality development, including low-impact development standards, green infrastructure, demolition of unused and unsightly buildings, enhanced landscape standards and improved building design aesthetics.
- Conduct community surveys and meetings to get a pulse on the island community's desires for future development projects.
- Participate in site selection outreach activities to attract desirable businesses.
- \$4 Million South Courtenay Parkway (Fortenberry to Cone Road) safety, infrastructure, and image enhancement project – a Brevard County Public Works/MIRA Collaboration.
- Concept planning to attract mixed-use Core Mall area Redevelopment and Affordable Housing projects.
- Expansion of stormwater piping in the Mall Core Redevelopment area.
- Updating 2013 Redevelopment Plan
- Increase efforts to allocate funding to the Veterans Memorial Amphitheatre and park improvements project
- \$2.75 Million Funding commitment to Sea Ray Drive Bridge Construction via TIF deferral agreement with Brevard County Board of County Commissioners

Trends and Issues:

- Interest in redevelopment projects aimed at alleviating increasing blight such as deteriorating commercial signage, aged former HOA perimeter walls, obsolescent strip plazas, vacant commercial and office properties, aging office and apartment properties, aging infrastructure, damaged pavers, and sidewalks, and trending away of automobile dealerships
- Need for Regional Stormwater System North of SR 520 to serve development projects west of Sykes Creek Blvd and east of Plumosa
- Need Stormwater System to serve Merritt Park Place area
- Need to extend Fortenberry Lakes stormwater pipe to serve redevelopment projects South of SR 520 west of Plumosa
- Trending expansion of the Space Industry on North Merritt Island
- Online shopping, inflationary pricing, economic uncertainty, and geo-political factors are squeezing the ROI on new retail projects
- Need for Housing to accommodate space center and hospitality industry job creation projections
- Need for Industrial properties available for lease or development

- Need for Class A Office Space available for lease or development
- Need for Affordable Housing to accommodate expanding workforce needs.
- Need for safety improvements on Courtenay Pkwy, such as medians, street lighting, crosswalks, and signalization
- Increased Developer Interest in redevelopment of the mall and former (vacant) Sears Property
- Citizen concerns about the impact of increasing development density
- 15-acre \$450 Million Health First Merritt Island Medical Wellness Village
- Increased interest in Commercial Residential Mixed-Use Projects in Mall Core Area and SR 520
- Increase of Average Daily Traffic Volume on Courtenay Pkwy
- Increased interest for Redevelopment of vacated SR 520 Automobile Dealerships

Service Level Impacts:

Residents of Merritt Island have voiced concerns regarding the increased traffic volumes on State Routes 528, 520, 3, and N Banana River Drive. Coupled with these concerns is a pressing need for diverse housing options that cater to varying affordability levels and usage scenarios, and an improved commercial area. This need is felt not only by current residents but also by those attracted to the island's unique lifestyle or those working in the area.

Merritt Island's allure lies in its pristine environment and strategic location. However, as an island with limited land availability, environmental sensitivity, expanding roadways or accommodating new developments poses significant challenges. The island's infrastructure, including transportation networks, stormwater management, sanitary systems, and schools, faces constraints in coping with increasing demands.

Being Florida's largest island and a crucial nexus connecting the Kennedy Space Center, Port Canaveral, and the beaches, Merritt Island has historically been a desirable place to live, work, and play. However, with much of its infrastructure nearing the half-century mark, the island is at a critical juncture where quality redevelopment of infrastructure, commercial, industrial, and residential spaces is vital, given our limited resources, new developments if not managed properly can strain existing capacities.

Moreover, the island grapples with issues like flooding, inadequate septic systems affecting the lagoon, and escalating Average Daily Traffic (ADT) volumes. As development progresses, ensuring concurrency becomes paramount, requiring a meticulous examination of each proposed project's compatibility with smart growth principles and infrastructure capacity.

In response to public inquiries, there's a growing consensus on the need to rejuvenate the island's aging corridors. This entails creating attractive open spaces, trails, and greenways, as well as developing island-based workforce housing and empty nest step-down residential options. Additionally, there's a strong desire for mixed-use developments, retail, office spaces, and a centralized town center.

While recent investments in projects like Veterans Memorial Park, the Amphitheatre, Cone Road, Griffis Landing, and Sea Ray Drive Bridge are appreciated, concerns persist regarding the appropriate level of development density for Merritt Island. Balancing development with preserving agricultural lands, open spaces, waterfronts, and ensuring transportation safety remains a top priority.

In conclusion, Merritt Island faces complex challenges as it navigates future development. By prioritizing sustainable growth, preserving its natural beauty, and addressing residents' diverse needs, the island can continue to thrive as a cherished community.

Summary

Merritt Island Redevelopment Agency Revenue & Expense Category	Actual FY 2022-2023	Current Budget FY 2023-2024	Proposed Budget FY 2024-2025	Difference	% Change
Taxes Revenue	\$1,317,702	\$1,362,669	\$1,513,984	\$151,315	11.10%
Permits, Fees & Special Assessment Revenue	\$-	\$-	\$-	\$-	-%
Intergovernmental Revenue	\$300,347	\$1,594,736	\$2,363,051	\$768,315	48.18%
Charges for Services Revenue	\$-	\$-	\$-	\$-	-%
Fines and Forfeits Revenue	\$-	\$-	\$-	\$-	-%
Miscellaneous Revenue	\$149,734	\$44,967	\$45,000	\$33	0.07%
Statutory Reduction	\$-	\$(150,119)	\$(196,102)	\$(45,983)	30.63%
Total Operating Revenues	\$1,767,783	\$2,852,253	\$3,725,933	\$873,680	30.63%
Balance Forward Revenue	\$4,427,682	\$4,796,674	\$5,486,961	\$690,287	14.39%
Transfers - General Revenue	\$-	\$-	\$-	\$-	-%
Transfers - Other Revenue	\$-	\$-	\$-	\$-	-%
Other Finance Source Revenue	\$-	\$-	\$-	\$-	-%
Non-Operating Revenues	\$4,427,682	\$4,796,674	\$5,486,961	\$690,287	14.39%
Total Revenues	\$6,195,465	\$7,648,927	\$9,212,894	\$1,563,967	20.45%
Compensation and Benefits Expense	\$260,256	\$274,060	\$285,592	\$11,532	4.21%
Operating Expense	\$328,126	\$670,472	\$916,018	\$245,546	36.62%
Capital Outlay Expense	\$-	\$6,000	\$7,000	\$1,000	16.67%
Operating Expenses	\$588,381	\$950,532	\$1,208,610	\$258,078	27.15%
CIP Expense	\$506,340	\$6,523,395	\$7,829,284	\$1,305,889	20.02%
Debt Service Expense	\$-	\$-	\$-	\$-	-%
Reserves-Operating Expense	\$-	\$-	\$-	\$-	-%
Reserves - Capital Expense	\$-	\$-	\$-	\$-	-%
Reserves - Restricted Expense	\$-	\$-	\$-	\$-	-%
Grants and Aid Expense	\$-	\$175,000	\$175,000	\$-	-%
Transfers Expense	\$-	\$-	\$-	\$-	-%
Non-Operating Expenses	\$506,340	\$6,698,395	\$8,004,284	\$1,305,889	19.50%
Total Expenses	\$1,094,722	\$7,648,927	\$9,212,894	\$1,563,967	20.45%

Budget Variances

Merritt Island Redevelopment Agency Revenue and Expense Category	Difference	% Change	Explanation
Taxes Revenue	\$151,315	11.10%	Projected increases in the Tax Increment revenue collections
Permits, Fees & Special Assessment Revenue	\$-	-%	
Intergovernmental Revenue	\$768,315	48.18%	Attributable to grants associated with the Veterans Park Amphitheatre, State Road Corridor Improvement projects as well as EPA Brownfield
Charges for Services Revenue	\$-	-%	
Fines and Forfeits Revenue	\$-	-%	
Miscellaneous Revenue	\$33	0.07%	Projected increase in fund balance resulting in additional Interest Earnings
Statutory Reduction	\$(45,983)	30.63%	Coincides with changes in Operating Revenues and additional grant funding
Balance Forward Revenue	\$690,287	14.39%	Attributable to delays in project engineering and permitting for the Amphitheatre/Veterans Memorial project as well as inflation in construction bids
Transfers - General Revenue	\$-	-%	
Transfers - Other Revenue	\$-	-%	
Other Finance Source Revenue	\$-	-%	
Compensation and Benefits Expense	\$11,532	4.21%	Due to Cost of Living adjustments and an increase in health insurance premiums
Operating Expense	\$245,546	36.62%	Primarily attributable to increased Professional Services expenses associated engineering/ planning costs for the Veterans Park/ Amphitheatre and State Road Corridor Improvement projects
Capital Outlay Expense	\$1,000	16.67%	For the purchase of four new computers as well as a Public Meeting Room Display
Grants and Aid Expense	\$-	-%	
C I P Expense	\$1,305,889	20.02%	Attributable to the Courtenay Pkwy and Veterans Park/Amphitheatre projects continuation from FY24
Debt Service Expense	\$-	-%	
Reserves-Operating Expense	\$-	-%	
Reserves - Capital Expense	\$-	-%	
Reserves - Restricted Expense	\$-	-%	
Transfers Expense	\$-	-%	

Performance Measures

Program	Objective	Measure	Actual FY 2022-2023	Estimated FY 2023-2024	Projected FY 2024-2025
Merritt Island Redevelopment Agency	Community Outreach	Number of Presentations	8	12	12
Merritt Island Redevelopment Agency	Increased Efficiency	Site Plan/Zoning Reviews	9	10	12
Merritt Island Redevelopment Agency	Redevelopment Acres	New Redevelopment Project Acreage	\$30	\$38	\$17
Merritt Island Redevelopment Agency	Capital Appreciation in designated Redevelopment Area - Improve Tax Base	Tax Value in Redevelopment Area	\$717,528,082	\$762,153,135	\$838,368,448
Merritt Island Redevelopment Agency	Facilitate Creation and Retention of Jobs	New Jobs Created/ Retained in Redevelopment Area	388	811	333
Merritt Island Redevelopment Agency	Private Sector Redevelopment Improvements	New Redevelopment Projects Square Footage	494,493	578,845	289,423
Merritt Island Redevelopment Agency	Developer/Redeveloper Business Inquiries	Calls, Emails and Visits	3,410	3,581	3,760
Merritt Island Redevelopment Agency	Website/Social Media	Website Visits	N/A	8,182	8,591
Merritt Island Redevelopment Agency	Website/Social Media	Engaged Website Visits	N/A	4,862	5,105

Fiscal Year 2024-2025 Travel A&B Summary

Program Name	Description	Position	Destination	Funding Source	Total Cost
Merritt Island Redevelopment Agency	Florida Redevelopment Association Conference	Director	Tampa, Florida	Increment Tax	\$1,000
Merritt Island Redevelopment Agency	ICSC Retail Site Selection Marketplace	Director or Community Redevelopment Manager	Orlando, Florida	Increment Tax	\$700
Merritt Island Redevelopment Agency	Florida Redevelopment Association Conference	Community Redevelopment Manager	Tampa, Florida	Increment Tax	\$1,000
Merritt Island Redevelopment Agency	USEPA Brownfield National Conference	Director or Community Redevelopment Manager	TBD	USEPA Community Assessment Grant	\$1,400
Merritt Island Redevelopment Agency	Florida Brownfield Conference	Director or Community Redevelopment Manager	TBD	USEPA Community Assessment Grant	\$750
Total Funded For Department					\$4,850

Fiscal Year 2024-2025 Capital Outlay Summary

Program Name	Description	Quantity	Unit Cost	Funding Source	Total Cost
Merritt Island Redevelopment Agency	Desktop Computer Replacement	3	1,000	Increment Tax	\$3,000
Merritt Island Redevelopment Agency	Desktop Computer Replacement for Public Meeting Room Display	1	1,000	Increment Tax	\$1,000
Merritt Island Redevelopment Agency	Public Meeting Room Display	1	2,500	Increment Tax	\$2,500
Merritt Island Redevelopment Agency	Map/Blueprint Drawing Storage	2	250	Increment Tax	\$500
Total Funded For Department					\$7,000

Special Note:

In accordance with Brevard County Board of County Commissioners' Policy BCC-25, Procurement, this form satisfies Directive III. H. 5., requiring a detailed list of approved capital outlay items and equipment to be reviewed and approved by the Board during the Budget process.

Fiscal Year 2024-2025 Capital Improvements Program

Program Name	Description	Funding Source	Total Cost
Merritt Island Redevelopment	Veteran's Memorial Park Improvements/ Amphitheatre	Increment Tax; Grants	\$6,529,284
Merritt Island Redevelopment	S. Courtenay Pkwy Fortenberry to Cone Road Project	Increment Tax	\$900,000
Merritt Island Redevelopment	Medal of Honor Park Tribute Veterans Park	Increment Tax	\$100,000
Merritt Island Redevelopment	Griffis Landing/Blue Crab Cove Redevelopment	Increment Tax	\$300,000
Total Funded For Department			\$7,829,284

Merritt Island Redevelopment Agency

Program Name: MERRITT ISLAND REDEVELOPMENT AGENCY
Project Name: Veterans Memorial Park Improvements/Amphitheatre
Project Total: \$6,805,607
Project Timeline: October 1st, 2021 through September 30th, 2025
Funded Program: 6518209
District(s): 2

Project Description, Milestones and Service Impact

This project is the culmination of MIRA's multiple-year efforts beginning with creating the Master Plan for the Veteran's Memorial Park, funding the land acquisition, and making a series of permanent improvements, that will serve the veterans, visitors, and citizens of Brevard County as a quality outdoor park and event venue. The project is a funding partnership with the Tourist Development Council, contributing \$1.27M to the project, and the State of Florida contributing \$1M. The Amphitheatre will support an acoustically-engineered bandshell and seating area designed to accommodate 2,350 attendees with additional overflow lawn seating capacity enabling up to a total of 5,000 attendees for a variety of veterans, visitors and community events.

Revenue or Expense Category	All Prior Fiscal Years	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029 & Future	Total Revenue
Grant Revenue	\$ 1,270,833	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	2,270,833
Donations Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Incremental Tax Revenue	\$ 2,102,107	\$ 1,312,667	\$ 1,120,000	\$ -	\$ -	\$ -	\$ -	4,534,774
Other Finance Sources Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Transfers Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Revenue	\$ 3,372,940	\$ 1,312,667	\$ 2,120,000	\$ -	\$ -	\$ -	\$ -	6,805,607
Land Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Planning/Design Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Construction Expense	\$ 165,607	\$ 110,716	\$ 6,529,284	\$ -	\$ -	\$ -	\$ -	6,805,607
Other Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expense	\$ 165,607	\$ 110,716	\$ 6,529,284	\$ -	\$ -	\$ -	\$ -	6,805,607

Merritt Island Redevelopment Agency

Program Name: MERRITT ISLAND REDEVELOPMENT AGENCY
Project Name: Mall Area Infrastructure Redevelopment
Project Total: \$1,097,000
Project Timeline: October 1st, 2021 through September 30th, 2027
Funded Program: 519602
District(s): 2

Project Description, Milestones and Service Impact

The purpose of this project is to catalyze a mixed-use commercial core sub-area, ideally creating a Merritt Island Town Centre. There will be several relevant components, including connectivity with Veterans Memorial Park, the phased-implementation of a market-based plan, and land and storm water modifications. There is an opportunity for redeveloped properties to connect to the Lakes at Veterans Memorial Park. Additional changes may include relocating Fortenberry Road, and creating mixed-use property fronting on the Lakes at Veterans Memorial Park. Funds may also contribute to plans for a form-based code and planning/zoning overlay to facilitate high-quality redevelopment standards for the mall and surrounding areas. This project will require extensive intergovernment and private-sector collaboration.

Revenue or Expense Category	All Prior Fiscal Years	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029 & Future	Total Revenue
Ad Valorem Taxes Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Donations Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Tax Revenue	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 97,000	\$ -	\$ -	\$ 1,097,000
Other Finance Sources Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Donations Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 97,000	\$ -	\$ -	\$ 1,097,000
Land Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planning/Design Expense	\$ 22,000	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 222,000
Construction Expense	\$ -	\$ -	\$ -	\$ -	\$ 875,000	\$ -	\$ -	\$ 875,000
Other Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expense	\$ 22,000	\$ -	\$ -	\$ 200,000	\$ 875,000	\$ -	\$ -	\$ 1,097,000



Merritt Island Redevelopment Agency

Program Name: MERRITT ISLAND REDEVELOPMENT AGENCY
Project Name: Fortenberry Stormwater Pipe Extension
Project Total: \$1,120,000
Project Timeline: October 1st, 2023 through September 30th, 2027
Funded Program: 6957216
District(s): 2

Project Description, Milestones and Service Impact

This project will study, engineer, permit, and phase construction of the extension of stormwater piping from properties in the Redevelopment area of Fortenberry Road, S. Plumosa St., Imperial St. Goodwin, S Courtenay Pkwy and properties South of SR 520 to the Lakes at Veterans Memorial Park Stormwater Treatment area.

Revenue or Expense Category	All Prior Fiscal Years	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029 & Future	Total Revenue
Ad Valorem Taxes Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Donations Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Tax Revenue	\$ 966,451	\$ 50,000	\$ 103,549	\$ -	\$ -	\$ -	\$ -	\$ 1,120,000
Other Finance Sources Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Transfers Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 966,451	\$ 50,000	\$ 103,549	\$ -	\$ -	\$ -	\$ -	\$ 1,120,000
Land Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planning/Design Expense	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
Construction Expense	\$ -	\$ -	\$ -	\$ -	\$ 970,000	\$ -	\$ -	\$ 970,000
Other Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expense	\$ -	\$ -	\$ -	\$ -	\$ 1,120,000	\$ -	\$ -	\$ 1,120,000

Merritt Island Redevelopment Agency

Program Name: MERRITT ISLAND REDEVELOPMENT AGENCY
Project Name: Merritt Island River Walk
Project Total: \$85,000
Project Timeline: October 1, 2021 through September 30th, 2025
Funded Program: 519603
District(s): 2

Project Description, Milestones and Service Impact

This project will consist of a recreational trail along certain properties adjacent to the Barge Canal, Sea Ray Drive, and N Banana River Drive with connectivity to The 6,000 Acre Ulumay Land Preserve, and Kelly Park on Sykes Creek. The riverwalk would be accessible by trailheads, with pathways linking to other recreational sites, dining, entertainment, scenic river and wetland viewing areas. This will be a designated candidate for the Florida Greenways and Trail system offering statewide access to recreational use and enjoyment of the island's waterfront, open space and natural resources, ultimately extended to Port Canaveral and the Beaches. This would be the only bike and walking path traversing Merritt Island that is unimpeded by motor vehicles and provides safe passage across the island from river to river. There is no other significant public waterfront pedestrian access on the Island. This project will require collaboration with certain commercial property owners, Canaveral Port Authority, Brevard County, FDOT, Florida Greenways and Trails system.

Revenue or Expense Category	All Prior Fiscal Years	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029 & Future	Total Revenue
Ad Valorem Taxes Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Donations Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Tax Revenue	\$ 10,000	\$ -	\$ -	\$ 50,000	\$ 25,000	\$ -	\$ -	\$ 85,000
Other Finance Sources Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Transfers Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 10,000	\$ -	\$ -	\$ 50,000	\$ 25,000	\$ -	\$ -	\$ 85,000
Land Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planning/Design Expense	\$ 10,000	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 35,000
Construction Expense	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
Other Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expense	\$ 10,000	\$ -	\$ -	\$ 25,000	\$ 50,000	\$ -	\$ -	\$ 85,000



Merritt Island Redevelopment Agency

Program Name: MERRITT ISLAND REDEVELOPMENT AGENCY
Project Name: SR 520; SR3; SR 528 Corridor Improvements
Project Total: \$350,000
Project Timeline: October 1, 2025 through September 30th, 2027
Funded Program: 519601
District(s): 2

Project Description, Milestones and Service Impact

In partnership with the United States Department of Transportation (US DOT), the Florida Department of Transportation (FDOT), Brevard County Public Works, potential donors, and private property owners, MIRA will make safety improvements to Courtenay Parkway (SR3), SR 520, and SR 528. This investment will be based on incident-analysis, field surveys, and citizen participation. It may include the addition of medians, lighting improvements, place markers, traffic signal and pedestrian crossing signal improvements, upgraded sidewalks and pavement markings, and other related improvements.

Revenue or Expense Category	All Prior Fiscal Years	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029 & Future	Total Revenue
Ad Valorem Taxes Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Revenue	\$ -	\$ -	\$ -	280,000	\$ -	\$ -	\$ -	280,000
Incremental Tax Revenue	\$ -	\$ -	\$ -	70,000	\$ -	\$ -	\$ -	70,000
Other Finance Sources Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Transfers Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ -	\$ -	\$ -	350,000	\$ -	\$ -	\$ -	350,000
Land Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planning/Design Expense	\$ -	\$ -	\$ -	120,000	\$ -	\$ -	\$ -	120,000
Construction Expense	\$ -	\$ -	\$ -	\$ -	230,000	\$ -	\$ -	230,000
Other Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expense	\$ -	\$ -	\$ -	120,000	230,000	\$ -	\$ -	350,000

Merritt Island Redevelopment Agency

Program Name: MERRITT ISLAND REDEVELOPMENT AGENCY
Project Name: S. Courtenay Pkwy Fortenberry to Cone Road Project
Project Total: \$2,003,500
Project Timeline: October 1st 2023 through September 30th 2026
Funded Program: 6931203
District(s): 2

Project Description, Milestones and Service Impact

MIRA is partnering with the County to eliminate traffic, flooding, drainage and blighted gateway issues on South Courtenay Parkway between Fortenberry Road and Cone Road. The development activity on South Courtenay Pkwy area are contributing to unsafe bottlenecking traffic conditions. The County and MIRA will enter into an interlocal agreement to fund and manage the project. The project will be funded primarily by MIRA and Impact Fees.

Revenue or Expense Category	All Prior Fiscal Years	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029 & Future	Total Revenue
Ad Valorem Taxes Revenue	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Donations Revenue	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Incremental Tax Revenue	\$ - \$	- \$	900,000 \$	1,000,000 \$	- \$	- \$	- \$	1,900,000
Other Finance Sources Revenue	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Other Transfers Revenue	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Total Revenue	\$ - \$	- \$	900,000 \$	1,000,000 \$	- \$	- \$	- \$	1,900,000
Land Expense	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Planning/Design Expense	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Construction Expense	\$ - \$	103,500 \$	900,000 \$	1,000,000 \$	- \$	- \$	- \$	2,003,500
Other Expense	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Total Expense	\$ - \$	103,500 \$	900,000 \$	1,000,000 \$	- \$	- \$	- \$	2,003,500

Merritt Island Redevelopment Agency

Program Name: MERRITT ISLAND REDEVELOPMENT AGENCY
Project Name: Medal of Honor Tribute Park
Project Total: \$400,000
Project Timeline: October 1st, 2024 through September 30th, 2027
Funded Program: 6578201
District(s): 2

Project Description, Milestones and Service Impact

This Project is the Capstone Project for Veterans Memorial Park. This will be a Medal of Honor Tribute Area set adjacent to the Lake, within viewing distance of the Amphitheatre.

Revenue or Expense Category	All Prior Fiscal Years	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029 & Future	Total Revenue
Ad Valorem Taxes Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Incremental Tax Revenue	\$ -	\$ -	\$ 100,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 400,000
Other Finance Sources Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Transfers Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ -	\$ -	\$ 100,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 400,000
Land Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planning/Design Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction Expense	\$ -	\$ -	\$ 100,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 400,000
Other Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expense	\$ -	\$ -	\$ 100,000	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 400,000

Merritt Island Redevelopment Agency

Program Name: MERRITT ISLAND REDEVELOPMENT AGENCY
Project Name: Griffis Landing/Blue Crab Cove Redevelopment
Project Total: \$300,000
Project Timeline: October 1st, 2023 through September 30th, 2025
Funded Program: 6518213
District(s): 2

Project Description, Milestones and Service Impact

The Blue Crab Cove/Griffis Landing project is a comprehensive improvement plan to enhance the aging infrastructure of the Ms. Apples Seafood House while preserving the historic value of the waterfront landing and its structures. The primary objectives are to: Provide channel depth for access and docking for commercial fishing, an area for unloading seafood, a place to sell commercial seafood, storage of fishing gear, boat fueling, and to educate the public on the heritage of Florida's traditional working waterfronts. The plan includes a welcoming waterfront with observation platforms and amenities. This is a collaborative project with Natural Resources providing matching funding in the amount of \$890,000 through a grant awarded by the Florida Department of Commerce, which is reflected in their FY 2023-2024 budget.

Revenue or Expense Category	All Prior Fiscal Years	Fiscal Year 2024	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029 & Future	Total Revenue
Ad Valorem Taxes Revenue	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Grant Revenue	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Incremental Tax Revenue	\$ 300,000	\$ - \$	- \$	- \$	- \$	- \$	- \$	300,000
Impact Fees Revenue	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Other Finance Sources Revenue	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Total Revenue	\$ 300,000	\$ - \$	- \$	- \$	- \$	- \$	- \$	300,000
Land Expense	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Planning/Design Expense	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Construction Expense	\$ - \$	- \$	300,000	\$ - \$	- \$	- \$	- \$	300,000
Other Expense	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Total Expense	\$ - \$	- \$	300,000	\$ - \$	- \$	- \$	- \$	300,000



LOCAL GOVERNMENTAL ENTITY AUDIT REPORT SUBMITTAL CHECKLIST

Entity Name: _____

Entity Address: _____

Entity Contact Person:

Name: _____

Title: _____

Phone Number: _____

E-mail Address: _____

CPA Firm Contact Person:

Name: _____

Title: _____

Phone Number: _____

E-mail Address: _____

Fiscal Year Audited: _____

Date the auditor delivered the audit report to the entity: _____

Does the audit report include the following items required by Section 10.557(3), Rules of the Auditor General?

Required for municipalities, special districts, the county as a whole, and county agencies¹

_____ The financial statements described in Sections 10.556(3) and (4), Rules of the Auditor General, as applicable, together with related notes to financial statements?

_____ Required supplementary information (RSI) such as the management's discussion and analysis (not required for county agencies), or the budgetary comparison schedule (required as RSI if not presented as part of the financial statements)?

_____ The auditor's report on the financial statements?

_____ The auditor's report on compliance and internal control?

_____ The management letter² defined in Section 10.554(1)(i), Rules of the Auditor General?

¹ Pursuant to Section 218.39(2), Florida Statutes, an audit of the board of county commissioners is not required. However, if the county report includes an audit of the board of county commissioners, it should, pursuant to Section 10.554(1)(e), Rules of the Auditor General, include the items required by Section 10.557(3), Rules of the Auditor General.

² If required reporting information for a dependent special district is fulfilled by inclusion in the primary local government audit report, a statement to that effect should be made in the dependent special districts' audit reports, and vice versa.

_____ The written statement of explanation or rebuttal, including corrective action to be taken, required by Section 10.558(2), Rules of the Auditor General?

_____ The auditor's report based on an examination conducted in accordance with *AICPA Professional Standards*, prepared in accordance with AT-C Section 315, promulgated by the American Institute of Certified Public Accountants, regarding the compliance requirements referenced in Section 10.556(10), Rules of the Auditor General?

Required for municipalities, special districts, and the county as a whole

_____ If applicable, any other auditor's reports, related financial information, and auditee-prepared documents required pursuant to Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); or other applicable Federal law?

_____ Any auditor's reports and related financial information required pursuant to the *Florida Single Audit Act* (see Section 10.557(3)(e), Rules of the Auditor General)?

_____ For any fiscal year in which funds related to the Deepwater Horizon oil spill are received or expended, a schedule of receipts and expenditures of such funds required by Section 10.557(3)(m), Rules of the Auditor General?

_____ For any fiscal year in which funds related to the Deepwater Horizon oil spill are received or expended, a report that includes an opinion (or disclaimer of opinion) as to whether the schedule of receipts and expenditures of such funds required by Section 10.557(3)(m), Rules of the Auditor General, is presented fairly in all material respects in relation to the financial statements taken as a whole? The report must be prepared in accordance with *AICPA Professional Standards*, AU-C Section 725, promulgated by the American Institute of Certified Public Accountants (see Section 10.557(3)(f), Rules of the Auditor General)?

In addition to the above, have the following requirements been complied with:

_____ Are all of the above elements of the audit report included in a **single document** as required by Section 10.557(3), Rules of the Auditor General?

_____ Are **one** paper copy and **one** electronic copy of the audit report being submitted as required by Section 10.558(4), Rules of the Auditor General?

_____ Is the audit report being submitted within 45 days after receipt of the audit report from the auditor, but no later than **9 months** after the end of the fiscal year? **NOTE:** There is no provision in law authorizing an extension for filing the audit report.

_____ Is the electronic copy named using all lower-case letters as follows: [fiscal year] [name of entity].pdf? Counties should include the word "county" in the entity name; however, it is not necessary for municipalities to include "city of," "town of," etc. in the entity name. For example, the converted document for the 2022-23 fiscal year for Alachua County should be named 2023 alachua county.pdf while the converted document for the 2022-23 fiscal year for the City of Alachua should be named 2023 alachua.pdf.

_____ For entities that have adopted an impact fee by ordinance or resolution, was the affidavit referred to in Section 10.558(1), Rules of the Auditor General, submitted with the audit report if not submitted with the annual financial report?

_____ If the audit report is for a county or municipality, and a dependent special district was audited as part of the county or municipality audit, did the notes to financial statements clearly indicate that the special district had been included as part of the county's or municipality's reporting entity? **NOTE:** Pursuant to Section 218.39(3), Florida Statutes, an independent special district may not be audited as part of a county or municipality audit. When a dependent special district is audited as part of the county or municipality audit, the county or municipality notes to financial statements should clearly disclose that the special district is a component unit included within the county's or municipality's reporting entity.

This checklist should accompany the audit report. It is suggested that you retain a copy of the checklist for your files. Do not hesitate to contact us if assistance or clarification is needed regarding reporting requirements. Our contact information is as follows:

Auditor General
Local Government Audits/251
Claude Pepper Building, Room 401
111 West Madison Street
Tallahassee, FL 32399-1450
Telephone: (850) 412-2892

E-mail Address: flaudgen_localgovt@aud.state.fl.us

Web site Address: FLAuditor.gov