

**MERRITT ISLAND REDEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING AGENDA
Thursday, August 22, 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 FIVE 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 July 25, 2024, Minutes

II. A. Projects and Programs Updates and Status (Verbal Executive Director Report)

III. Development Presentations

A. Villas at River Palms -Tax Account Numbers 2438912-238918; S. Banana River Dr 265 South of SR 520 – Zoning Change Request BU-2 to RU-1-7

B. River Fly-In Condominiums – Final Site Plan Review; 715 Pilot Lane Merritt Island

C. Palmetto & LeJeune Zoning Change Request RU-1-11 to RU-2-8; 245 Le Jeune Drive, Merritt Island

IV. New Business

A. Placeholder

V. Ongoing/Old Business

A. Transit Stop Improvements (Seating)

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

Please call or email the MIRA office should you have any questions or would like to discuss or need additional details about any of the above items – 321-454-6610 - info@mymerrittislandfl.com

Next Board Meeting (September 26, 2024) 2:00 P.M.

Adjourn



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
August 22, 2024

ITEM I.A

AGENDA REPORT ITEM:	Meeting Minutes
PROJECT:	July 25, 2024, Board Meeting Minutes
Requested Action:	Review and Approval
Summary Explanation & Background:	
Fiscal Impact:	None
Exhibits Attached:	July 25, 2024, Board Meeting Minutes

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes July 25, 2024 – 2:00 PM

MEMBERS PRESENT

Marcus Herman, Chair
Nicole Morgan, Board Member
Corey Mecagni, Board Member
Jack Ratterman, Board Member
Cynthia Wall, Vice Chair
Jack Smink, Board Member
Andy Barber, Board Member Present via Phone

MEMBERS ABSENT

AGENCY STAFF

Larry Lallo, Executive Director
Justin Caron, Assistant County Attorney

GUESTS

Donn Weaver, Veterans Memorial Center
Kika Golan, D2 Office
Tim Lawry, Facilities Dept.

CALL TO ORDER AND ROLL CALL

The meeting was called to open at 2:00 P.M. All were present, with Member Barber approved to attend by phone. Member Smink led the pledge.

Board Member Smink moved to approve Member Barber's attendance at the meeting via phone with voting rights. Seconded by Member Wall. Unanimously approved.

PUBLIC COMMENTS/ANNOUNCEMENTS:

- I. Meeting Minutes
 - A. Approval of the May 23, 2024, meeting minutes.

Board Member Morgan moved to approve the May 23, 2024, meeting minutes, seconded by Member Mecagni. The motion was unanimously approved.

II. Projects and Programs Updates and Status Report: Chairman Herman explained to the Board a change in presenting the updates and status report. This Board has tried to model a consent agenda in the exact likeness of the BoCC Board. The Project and Programs updates do not align with the types of items that should be on a consent agenda. The written reports to cover everything were sometimes lengthy and repetitive. Director Lallo and Chairman Herman felt that only changes to a project/program would be shared, keeping it open to questions and answers. With that, Director Lallo has an update to give.

Director Lallo shared that he has received three inquiries regarding Commercial Façade Grants, one of which was from a developer in Miami regarding the redevelopment of the strip mall in the 700 block of N. Courtenay Parkway. The Board offered comments on the CFIP program and agreed to revisit it for future consideration.

Director Lallo informed the Board that the Governor did not approve the \$600,000 state grant request for the Medal of Honor. The Board agreed that further discussion on this project needs to be had closer to November as it would not be prudent to invest in the design and engineering permitting or construction of the base if the other funding to complete the superstructure elements for the Medal of Honor tribute is not raised.

Member Wall motioned that Larry Lallo direct Tim Lawry, our Facilities Coordinator, to hold on moving forward with any engineering/expense on the Medal of Honor Project until he receives further direction from the MIRA Board closer to November. Member Smink seconded the motion. This was unanimously approved.

Director Lallo introduced Franco Saraceno from the Transportation Engineering firm Kittleson & Associates. He presented a proposal to task Kittleson to research and identify potential planning and construction grants to plan and construct complete street improvements on Fortenberry to implement the Mall Area redevelopment concept proposed in the Redevelopment Plan draft for \$5,300. Presently, they have a contract with Space Coast TPO. The purpose of the grant would be to consider ideas for improving Fortenberry Rd, such as piping the stormwater ditch and parallel parking and bike lanes.

Member Ratterman made a motion to hire Kittleson not to exceed \$5,300. There was not a second. The Board agreed to revisit this issue as we review the other Redevelopment plans underway and finalize our Redevelopment Plan Update. The Chairman directed the Board to return to Item II.

Director Lallo informed the Board that Matt Culver with Natural Resources is obtaining quotes for Ms. Apple's rebuild architectural plan concept (s) completed by Stantec; MIRA's funding agreement is still at \$300,000. Member Wall offered that this is a highly visible site for a community and tourist experience. Member Wall opened a discussion regarding potential parking at Waterway Park as a walk-over into Ms. Apple's and Griffis Landing and potentially moving money in the fund to accommodate other improvements. Member Smink suggested that we contact Mr. Culver to discuss Mr. Culver's funding and land use as this property belongs to the County.

Mr. Weaver from the Veterans Park interjected that they have 17 events through the end of the year, and the Veterans Park is the only county park open 24/7 on the backs of volunteers; they only hire one part-time maintenance person. The Veterans Council voted for Dean as President, Donn Weaver as Vice President, and Don Pearsall as Chairman.

Chairman Herman directed the Board to Item IV.A:

III. Development Presentation:

A. Burger King, 380 E. Merritt Island Causeway – Restaurant Remodel Site Plan Review; Jonathan Barwick, Southeastern Consulting Engineers spoke. This Burger King is an older store needing renovation, such as driveway access – removing the covering within the driveway area,

signage, and ADA improvements. Mr. Barwick added that some parking spaces will be used, but the county's parking requirement is still satisfied.

Board Member Ratterman moved to recommend the site plan, which was seconded by Member Mecagni. The motion was unanimously approved.

IV. New Business:

A. FY 24-25 USEPA Community Assessment Grant Application

Director Lallo provided a narrative about our progress with the US EPA Community-Wide Assessment Grant and said that we would be out of money next year. If less than 30% of the grant funds remain, we can apply for additional funds. According to Director Lallo's discussion at the brownfield conference and the recommendation from the Brevard County Grant Coordinator, Anthony Hagan, it is highly recommended that in this process, we retain a qualified professional to write the grant and intermediate with the USEPA in the review and selection process. Director Lallo advised that if approved, we also need to get approval from the county commissioners to apply for grants. Chairman Herman asked why we need to seek approval from the county commissioners before applying for any grants, as this adds steps and time to the process. Director Lallo advised that this is how he has been directed, and this came up during the budget process, as the county needs to be aware of our grant award potential. In this case, Larry will check with John Denninghoff, as the county approved our having a brownfield program several years ago.

Recommendation for Approval

Andy Barber recommended that Larry seek approval to apply for the grant and procure and retain a professional to write the grant at a cost not exceeding \$5,000. Jack Ratterman seconded, and the motion was approved unanimously.

V. Ongoing/Old Business:

A. Parking Study – Parking Study is completed and approved by the County with Tim Lawry (Facilities) assistance. Director Lallo reviewed the document with the Board. Moving forward, the study will be helpful to event planners and assist in ensuring the event attendees' convenience and safety. Tim Lawry also advised the pricing for the Amphitheater Project, including the restrooms, can be held for 60 days.

Amphitheatre – Status Report Construction & Pricing:

Director Lallo and Facilities Coordinator Tim Lawry advised that the previous conditions have been met as set by the MIRA Board: a county-approved parking study and the contractor, Ivey's Construction, agreeing to hold project costs for 60 days as negotiated with the County Amphitheatre Contractor Negotiations Committee.

The MIRA Board concurred this meets with their conditions, set at their January 25, 2024, meeting necessary to move forward with funding the Amphitheatre and Infrastructure and also agreed to move forward with the February TDC request identified below, which had been approved by the Tourist Development Council, bringing forward the same to the Brevard County Board of County Commissioners for final approval as soon as possible to complete the project, which is comprised of the following items as approved by the TDC:

- 1) **Extend an existing \$1.27 Million TDC/MIRA Amphitheater Grant from April 6, 2024, to April 6, 2025.**
- 2) **Approval of a \$1.23 Million TDC Grant to construct a restrooms/concessions structure adequate to serve existing and future large events.**

Andy Barber motioned, seconded by Jack Smink, with unanimous approval, affirming that the project move forward at the negotiated terms approved at the January 25th, 2024, MIRA meeting, that is, for a total Phase I project cost not to exceed \$6,558,394.58, now adding and including in that figure the 110,497.67 surplus for a contingency amount; plus funding of the restrooms and concessions at the negotiated price subject to the approval of the Brevard County Board of County Commissioners of the TDC recommendations.

VI. Board Reports and Presentations:

Marcus Herman –

Cynthia Wall –

Andy Barber –

Corey Mecagni—

Nicole Morgan –

Jack Smink –

Jack Ratterman –

Justin Caron, Assistant County Attorney –

Director Lallo –

The next meeting is on September 26, 2024, at 2:00 p.m.



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
August 22, 2024

ITEM II.A

AGENDA REPORT ITEM:	Projects and Programs Updates and Status
PROJECT:	Verbal Report by Director Lallo
Requested Action:	Presentation of Projects with Updated Information
Summary Explanation & Background:	
Fiscal Impact:	None
Exhibits Attached:	None



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
August 22, 2024

ITEM III.A

AGENDA REPORT ITEM:	Development Presentations.
PROJECT:	Villas at River Palms; S. Banana River Dr., 265 South of SR 520 (23Z00067)
Requested Action:	Consideration of Recommendation to rezone from BU-2 to RU-1-7 to create a subdivision. 23Z00067
Summary Explanation & Background:	
<p>Tax Account Numbers: 2438912-238918</p> <p>These parcels are located between S. Banana River Drive and the Banana River Lagoon, approximately 265 ft. south of E. Merritt Island Causeway. Purpose: To create a single-family subdivision.</p> <p>Owner: Teresa I Schenk dba Villas at River Palms, LLC Applicant Agent: Edward M. Fleis, P.E.; Fleis Engineering & Consulting, LLC.</p> <p>Character of Area per George Ritchie, Planning & Development: Waterfront property between RU-2-15 zoning and a nonconforming mobile home park; commercial BU-2 zoning lies upon the west side of S. Banan River Drive.</p>	
Fiscal Impact:	None
Exhibits Attached:	Supporting Documents 8

REVIEWED
By George Ritchie at 9:24 am, Jul 05, 2024

MIRA



BOARD OF COUNTY COMMISSIONERS

Planning and Development
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
321-633-2070

Application for Zoning Action, Comprehensive Plan Amendment, or Variance

Applications must be submitted in person. Please call 321-633-2070 for an appointment at least 24 hours in advance. Mailed, emailed, or couriered applications will not be accepted.

PZ # 23Z00067

Existing FLU: Community Commerce Existing Zoning: BU-2

Proposed FLU: _____ Proposed Zoning: BU-1-7

PROPERTY OWNER INFORMATION

If the owner is an LLC, include a copy of the operating agreement. ~~Need additional owners identified*~~

<u>Teresa I Schenk</u>		<u>VILLAS AT RIVER PALMS, LLC</u>	
Name(s)		Company	
<u>8255 Cascade St, Ste 120</u>	<u>Commerce Twp</u>	<u>MI</u>	<u>48382</u>
Street	City	State	Zip Code
<u>teresa@drsmhc.com</u>	<u>248-363-61</u>	<u>248-705-54</u>	
Email	Phone	Cell	

APPLICANT INFORMATION IF DIFFERENT FROM OWNER:

Attorney Agent Contract Purchaser Other

<u>EDWARD M FLEIS, P.E</u>		<u>FLEIS ENGINEERING & CONSULTING, LLC.</u>	
Name(s)		Company	
<u>1275 S. PATRICK DRIVE, STE K; SATELLITE BEACH</u>	<u>FL</u>	<u>32937</u>	
Street	City	State	Zip Code
<u>Edfleis@GMDL.COM</u>	<u>321 288 1889</u>		
Email	Phone	Cell	

①

Office Use Only:

23Z00067

Accela No. _____ Fee: \$1174.00 Date Filed: 8/28/23 District No. 2

Tax Account No. (list all that apply) 2438912, 2438913, 2438914, 2438915, 2438917
? 2438918

Parcel I.D. No. 24-37-31-01-* -40, 24-37-31-01-* -43, 24-37-31-01-* -44,
24-37-31-01-* -46, 24-37-31-01-* -49 ? 24-37-31-01-* -49.01

Twp	Rng	Sec	Sub	Block	Lot/Parcel
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Planner: Melissa W. Sign Issued to: C/E Notification Radius: 500 ft.

MEETINGS

DATE

TIME

P&Z

PSJ Board

NMI Board

LPA

BOA

BCC

Wetland survey required by Natural Resources Yes No Initials mw

Is the subject property located in a JPA, MIRA, or 500 feet of the Palm Bay Extension?

Yes

No

If yes, list _____

Location of subject property: Parcels are located between S. Banana River Dr. and the Banana River Lagoon, approx. 265-ft. south of E. Merritt Island Cswy.

Description of Request: Rezone from BU-2 to RU-1-7 to create a subdivision.

(21)

Zoning Information Worksheet

Owner(s): Villas at River Palms, LLC
(Does this match the warranty deed?)

Applicant(s): Ed Fleis
(Does this person have authorization from everyone listed on the warranty deed?)

Parcel ID#: 24-37-31-01-40, 43, 44, 46, 49 and 49.01
(If more than one parcel, they must share a property line to be on the same application.)

Present Zoning: BU-2

Is there a BDP or a CUP on the property? Yes/No: No (If yes, attach BDP)

Existing BDP states: _____

Requested Zoning/CUP: BU-2 to RU-1-7

BDP Requested? Yes/No: No

If CUP Request, do you have a CUP worksheet filled out by the applicant? Yes/No

Previously Approved Zoning Actions on lot:
(Z-685 IU to BU-2 4/5/1962) (Z-300 RU-1 to BU-2 2/04/1960)

Is this a non-conforming lot of record? Yes/No: No Why?
Non-Conforming to: _____

Is this a substandard lot? Yes/No: No Why?

What is the FLU Designation of the property?: CC

- Is the requested zoning consistent with the FLU? No (See compatibility table)
- If no, what is the requested **small scale plan amendment?** (Must be 10 acres or less)

Character of the Area – List the recent zoning changes in same section? (Last 3 years)

Action #, Date of action and State what changed?

Z# N/A

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If this is a CUP request, list all CUP's on adjacent properties: _____

Abutting property zoning: N RU-2-15 S RU-1-9 E river W BU-2

JPA/Special Board/Special Section? Yes/No (Circle one and make a note on the application) PSJ, NM, MIRA
ROCKLEDGE, MELBOURNE, PALM SHORES, TITUSVILLE, PALM BAY or within 500' of PALM BAY EXTENSION

Reason for Rezoning Request: wants to create single-family subdivision 11 lots

- If proposing single-family or multi-family how many units? <15
- If proposing a CUP for alcohol, how many seats? _____ Bar or Restaurant? _____
 - Do you have a certified survey indicating there are no churches or schools within 400'? Yes/No
 - Do you have a site plan showing the layout and parking configuration? Yes/No
 - Do you have a CUP worksheet filled out by the applicant? Yes/No
- If the request is for commercial zoning, do you have a wetland survey that includes a legal description of the wetland? Yes/No (If no, NR must have checked no on the front of the application)

Existing structures/uses on the property? mixture of vacant and 3 residential buildings

Describe the character of the area based upon Administration Policy 3 of FLUE (attached):
Waterfront property between RU-2-15 zoning and a nonconforming mobile home park; commercial BU-2 zoning lies upon the west side of S. Banana River Drive.

Concerns raised as part of request: CHHA

Other options discussed with applicant: FLU to south is RES 6; density limit due to CHHA would limit to 6 units per acre.

Did you print out the Property Appraiser's Map for this property?
Did you mark the map?
Did you stamp the deed(s)?

George Ritchie

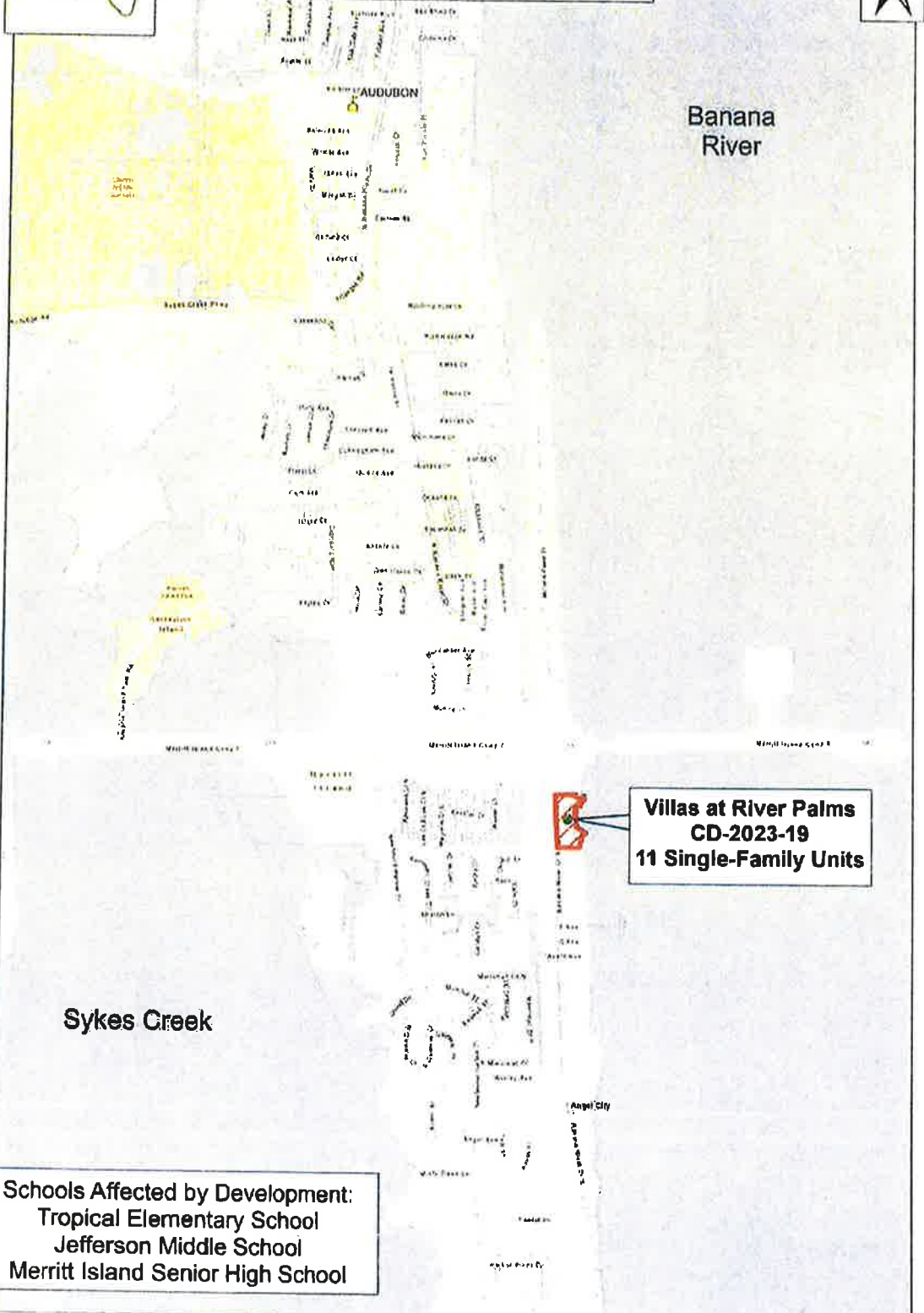
Jul 05, 2024

Planner Signature

Date



Villas at River Palms Location Map



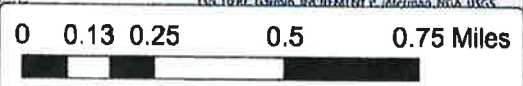
Banana
River

Sykes Creek

**Villas at River Palms
CD-2023-19
11 Single-Family Units**

Schools Affected by Development:
Tropical Elementary School
Jefferson Middle School
Merritt Island Senior High School

Drawn By:
Planning & Project Management
Blake Stinson
August 14, 2023



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REAL PROPERTY DETAILS
 Account 2438912 - Roll Year 2023

Owners BETTY I SCHENK TRUST
Mailing Address 8522 GOLFSIDE DR COMMERCE TOWNSHIP MI 48382
Site Address 120 S BANANA RIVER DR MERRITT ISLAND FL 32952
Parcel ID 24-37-31-01-*40
Taxing District 2200 - UNINCORP DISTRICT 2
Exemptions NONE
Property Use 1000 - VACANT COMMERCIAL LAND
Total Acres 0.69
Site Code 0110 - RIVER FRONT
Plat Book/Page 0004/0035
Subdivision BANANA RIVER PARK
Land Description BANANA RIVER PARK LOTS 40,41,42



Category	VALUE SUMMARY		
	2023	2022	2021
Market Value	\$337,140	\$216,340	\$450,000
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$237,970	\$216,340	\$450,000
Assessed Value School	\$337,140	\$216,340	\$450,000
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$237,970	\$216,340	\$450,000
Taxable Value School	\$337,140	\$216,340	\$450,000

Date	SALES / TRANSFERS		
	Price	Type	Instrument
04/24/2024	--	PB	10049/2984
11/30/1997	\$335,000	WD	3735/1674
08/30/1995	--	WD	3514/0800
12/28/1978	\$1,000,000	WD	1698/0683
11/01/1973	\$1,000	WD	1399/0876

BUILDINGS
PROPERTY DATA CARD #1

Building Use: 0840 - QUADRUPLEX

Materials
 No Data Found

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REAL PROPERTY DETAILS
Account 2438915 - Roll Year 2023

Owners DRS REALTY CO
Mailing Address 8255 CASCADE ST, STE 120 COMMERCE TOWNSHIP MI 48382
Site Address 160 S BANANA RIVER DR MERRITT ISLAND FL 32952
Parcel ID 24-37-31-01-*.46
Taxing District 2200 - UNINCORP DISTRICT 2
Exemptions NONE
Property Use 0819 - TWO RESIDENTIAL UNITS - NOT ATTACHED
Total Acres 0.69
Site Code 0110 - RIVER FRONT
Plat Book/Page 0004/0035
Subdivision BANANA RIVER PARK
Land Description BANANA RIVER PARK LOTS 46, 47 & 48



Category	VALUE SUMMARY		
	2023	2022	2021
Market Value	\$836,830	\$680,340	\$315,730
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$836,830	\$347,300	\$315,730
Assessed Value School	\$836,830	\$680,340	\$315,730
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$836,830	\$347,300	\$315,730
Taxable Value School	\$836,830	\$680,340	\$315,730

Date	SALES / TRANSFERS		
	Price	Type	Instrument
06/26/2023	\$1,200,000	WD	9828/2584
01/28/2022	\$799,000	WD	9404/2126
01/11/2013	\$275,000	WD	6778/0905
05/24/2012	--	TD	6610/1218
04/01/1993	\$34,000	PT	3283/2237
12/30/1992	\$67,000	WD	3255/2915
11/30/1992	\$67,000	WD	3246/3880
06/19/1985	\$80,000	WD	2610/2332
09/24/1984	\$50,000	WD	2546/1114
05/14/1982	\$25,000	WD	2368/2607

BUILDINGS
PROPERTY DATA CARD #1

Building Use: 0820 - DUPLEX

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1960
Frame:	MASNRYCONC	Story Height	14
Roof:	BU-TG/MMBRN	Floors	1
Roof Structure:	BAR JOIST RIGID	Residential Units	2
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,350	Outbuilding	150
Open Porch	50	Garage Detached	468
Total Base Area	1,350	Dock	315
Total Sub Area	1,400		

PROPERTY DATA CARD #3

Building Use: 0212 - MANUFACTURED HOUSING - SINGLE WIDE

Materials		Details	
Exterior Wall:	VINYL/ALUMINUM	Year Built	1960
Frame:	WOOD FRAME	Story Height	8
Roof:	SHEET METAL	Floors	1

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REAL PROPERTY DETAILS
 Account 2438917 - Roll Year 2023

Owners DRS REALTY INC
Mailing Address 8255 CASCADE ST, STE 120 COMMERCE TOWNSHIP MI 48382
Site Address 180 S BANANA RIVER DR MERRITT ISLAND FL 32952
Parcel ID 24-37-31-01-*.49
Taxing District 2200 - UNINCORP DISTRICT 2
Exemptions NONE
Property Use 0110 - SINGLE FAMILY RESIDENCE
Total Acres 0.23
Site Code 0110 - RIVER FRONT
Plat Book/Page 0004/0035
Subdivision BANANA RIVER PARK
Land Description BANANA RIVER PARK LOT 49



Category	VALUE SUMMARY		
	2023	2022	2021
Market Value	\$315,390	\$232,690	\$177,930
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$315,390	\$82,170	\$79,780
Assessed Value School	\$315,390	\$82,170	\$79,780
Homestead Exemption	\$0	\$25,000	\$25,000
Additional Homestead	\$0	\$25,000	\$25,000
Other Exemptions	\$0	\$500	\$500
Taxable Value Non-School	\$315,390	\$31,670	\$29,280
Taxable Value School	\$315,390	\$56,670	\$54,280

Date	SALES / TRANSFERS		
	Price	Type	Instrument
08/16/2022	\$485,000	WD	9589/0857
04/20/2022	\$385,000	WD	9483/0080
04/25/2017	--	DC	7883/2244
03/23/2009	--	WD	5920/8954
08/05/2003	--	WD	5263/2332
10/01/1986	\$8,000	--	0908/0443

BUILDINGS
PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	BRD/LAP SIDING	Year Built	1950
Frame:	WOOD FRAME	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	IRREGULAR	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	664	Outbuilding	684
Open Porch	96	Carport	575
Utility Room	40		
Total Base Area	664		
Total Sub Area	800		

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REAL PROPERTY DETAILS
 Account 2438918 - Roll Year 2023

Owners BETTY I SCHENK TRUST
Mailing Address 8522 GOLFSIDE DR COMMERCE TOWNSHIP MI 48382
Site Address 190 S BANANA RIVER DR MERRITT ISLAND FL 32952
Parcel ID 24-37-31-01-*.49.01
Taxing District 2200 - UNINCORP DISTRICT 2
Exemptions NONE
Property Use 0010 - VACANT RESIDENTIAL LAND (SINGLE FAMILY, PLATTED)
Total Acres 0.40
Site Code 0110 - RIVER FRONT
Plat Book/Page 0004/0035
Subdivision BANANA RIVER PARK
Land Description BANANA RIVER PARK LOT 49 1/4



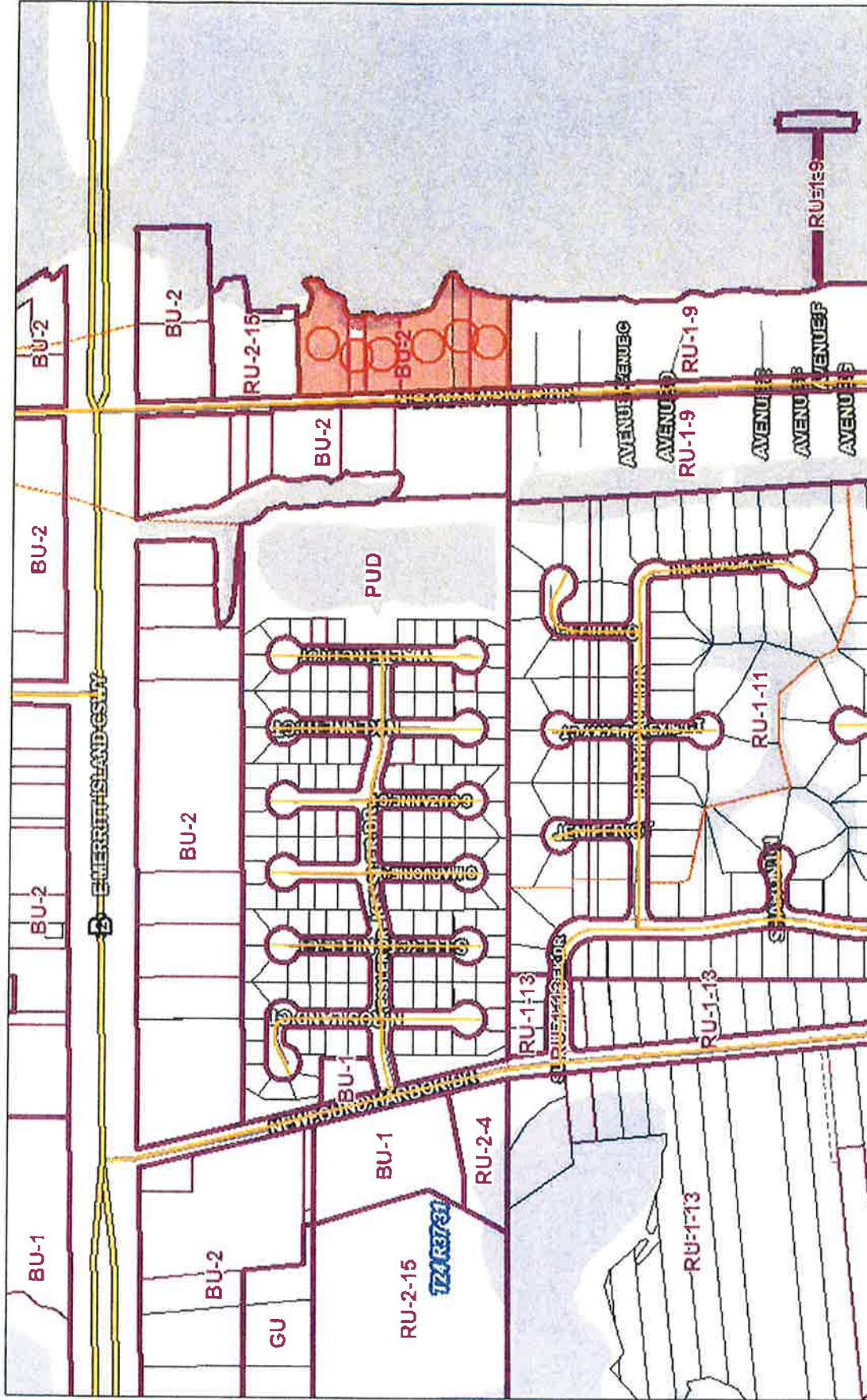
Category	VALUE SUMMARY		
	2023	2022	2021
Market Value	\$359,500	\$359,500	\$271,500
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$255,970	\$232,700	\$211,550
Assessed Value School	\$359,500	\$359,500	\$271,500
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$255,970	\$232,700	\$211,550
Taxable Value School	\$359,500	\$359,500	\$271,500

SALES / TRANSFERS			
Date	Price	Type	Instrument
04/24/2024	--	PB	10049/2984
01/15/2024	--	PB	9976/1291
10/18/2000	--	DU	--
11/30/1997	\$180,000	WD	3731/1286
09/01/1993	--	QC	3320/0536
04/01/1980	\$45,000	--	2230/1017
01/23/1979	\$50,000	WD	2009/1029
06/01/1973	\$200,000	--	1355/0247

No Data Found

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Account #s: 2438912, 2438913, 2438914, 2438915, 2438917 & 2438918



97



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
August 22, 2024

ITEM III.B

AGENDA REPORT ITEM:	Development Presentations.
PROJECT:	River Fly-In Condominiums (24Z00002>>24PUD0001)
Requested Action:	Consideration for Recommendation
Summary Explanation & Background:	
<p>Tax Account Numbers: 2501000 & 2501008</p> <p>These parcels are located 150 ft. south of the SE corner of Cone Road and Kemp Street.</p> <p>Purpose: Change in Zoning to be compliant with west parcel (Tax ID 2507008) that has existing condominiums buildings and is owned and maintained by the same entity. Request to join both parcels (2501000 & 2501008) into the same PUD, with the submitted Preliminary Development Plan. Construction of boat slips and a docking facility along with an elevated walkway is proposed to connect the docks to the condominium internal pedestrian path on the west parcel.</p> <p>Owner: Dr. Wasim Niazi, President dba River Fly-In Condominiums, Inc. Applicant Agent: Bruce A. Moia, P.E.; MBV Engineering, Inc.</p>	
Fiscal Impact:	None
Exhibits Attached:	Supporting Documents



BOARD OF COUNTY COMMISSIONERS

MIRA

Planning and Development
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
321-633-2070

Application for Zoning Action, Comprehensive Plan Amendment, or Variance

Applications must be submitted in person. Please call 321-633-2070 for an appointment at least 24 hours in advance. Mailed, emailed, or couriered applications will not be accepted.

PZ # 24200002 → 24PUD0001

Existing FLU: RES15 Existing Zoning: IU + PUD w/ BDP

Proposed FLU: No change Proposed Zoning: PUD with retention of Existing BDPs

PROPERTY OWNER INFORMATION

If the owner is an LLC, include a copy of the operating agreement.

<u>Dr. Wasim Niazi, President</u>		<u>River Fly In Condominium Inc.</u>	
Name(s)		Company	
<u>1910 Rockledge Blvd.</u>	<u>Rockledge</u>	<u>FL</u>	<u>32955</u>
Street	City	State	Zip Code
<u>wasim_us@yahoo.com</u>	<u>321-636-8366</u>		
Email	Phone	Cell	

APPLICANT INFORMATION IF DIFFERENT FROM OWNER:

Attorney Agent Contract Purchaser Other

<u>Bruce A. Moia, P.E.</u>		<u>MBV Engineering, Inc.</u>	
Name(s)		Company	
<u>1250 W. Eau Gallie Blvd, Ste H</u>	<u>Melbourne</u>	<u>FL</u>	<u>32935</u>
Street	City	State	Zip Code
<u>brucem@mbveng.com</u>	<u>321-253-1510</u>		
Email	Phone	Cell	

(i)

Office Use Only:

Accela No. 24 PUD 000001 Fee: 7,366.00 Date Filed: 3/25/2024 District No. 2

Tax Account No. (list all that apply) 2501000 + 2501008

Parcel I.D. No.

25 36 01 00 00 1 + 254
Twp Rng Sec Sub Block Lot/Parcel

Planner: GCR Sign Issued to: _____ Notification Radius: 500'

MEETINGS

	DATE	TIME
P&Z	<u>7/22/2024</u>	<u>3pm</u>
PSJ Board	_____	_____
NMI Board	_____	_____
LPA	_____	_____
BOA	_____	_____
BCC	<u>8/1/2024</u>	<u>5:00pm</u>

Wetland survey required by Natural Resources Yes No Initials _____

Is the subject property located in a JPA, MIRA, or 500 feet of the Palm Bay Extension?

Yes No If yes, list MIRA CHHA

Location of subject property: 150' south of the SE corner of Cove Road and Kemp Street

Description of Request:

1U + PUD with BOP to all PUD with retention of existing BOPs

Zoning Information Worksheet

Owner(s): Dr. Wasim Niazi, President for River Fly In Condominium Inc.
(Does this match with warranty deed?)

Applicant(s): Bruce A. Moia, P.E., MBV Engineering, Inc.
(Does this person have authorization from everyone listed on the warranty deed?) Yes

Parcel ID#: 25-36-01-00-254 and 25-36-01-00-1
(If more than one parcel, they must share a property line to be on the same applicaion.)

Present Zoning: IU + PUD w/ BOP

Is there a BDP or a CUP on the property? Yes / No (If yes, attach BDP)
BDP on Parcel 2501008 - No BDP on 2501000

Is this a non-conforming lot of record? Yes / No: Why?
Non-Conforming to:

Is this a substandard lot? Yes / No: Why?
Retention of existing BDPs

Requested Zoning/CUP: PUD with a Conditional Use for Boat Slips, Docking Facility and walkway

What is the FLU Designation of the property? RES15

* Is the requested zoning consistent with the FLU? Yes / No (See compatibility table)
* If no, what is the requested small scale plan amendment? (Must be 50 acres or less)

BDP Requested? Yes / No: Retain

If CUP Request, do you have a CUP worksheet filled out by the applicant? Yes / No 5/20/2020

Previously Approved Zoning Actions:
20P2-00019 - down shot to north limited
22V-00049 - variant size eye 11/8/2023 to 6 occupants per unit w/
2-11244 - IU to PUD w/ BOP 5/2006 associate consent + other
14P2-00030 PUD w/ BOP 8/2014 condition

Most recent zoning change in same section?
212-00004
1370' North Fosterberry + S. Plumosa to same location earlier request
222-00062
21-9 to Bk-2 w/ BOP 7/8/2021

*11/21/2008
POP
Minor
Amend*

10

If this is a CUP request, list all CUP's on adjacent properties:

CUP - AIRPORT TO South 2-8587

JPA/Special Board/ Special Section? Yes / No (Circle one and make a note on the applicaion) PSJ, NMI, MIRA, ROCKLEDGE, MELBURNE, PALM SHORES, TITUSVILLE, PALM BAY or within a 500' of PALM BAY EXTENSION

Reason for Rezoning Request: expand PUD to add 18 slip marina
To combine parcel 2501000 to 2501008 that is already zoned as PUD.

- * If proposing single-family or multi-family hom many units? NO ^{new units}
- * If proposing a CUP for alcohol, how many seats? _____ Bar or Restaurant? _____
- * Do you have a certified survey indicating there are no churches or schools within 400'? Yes / No
- * Do you have a site plan showing the layout and parking configuration? Yes / No
- * Do you have a CUP worksheet filled out by the applicant? Yes / No
- * If the request is for commercial zoning, do you have a wetland survey that includes a legal description of the wetland? Yes / No (If no, NR must have checked no on the front of the application)

Existing Structures/uses on the property? 2501000 has an existing Condominium Development
2501008 is vacant.

Describe the character of the area based upon Administration Policy 3 of FLUE (attached):

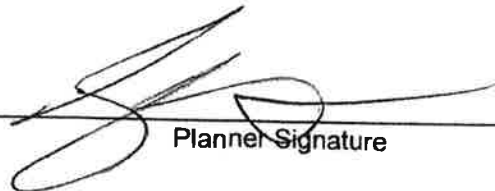
Small residential node between County Park + M.I. airport
east ~~west~~ of heavy Commercial + Broward County Sign Shop + Park
↑ Pond + Bridge maintenance Pledge

Concerns raised as part of the request: Access to 18-slip marina
by raised deck over wetlands; no direct support
for emergency vehicles access to dock facility

Other options discussed with applicant:

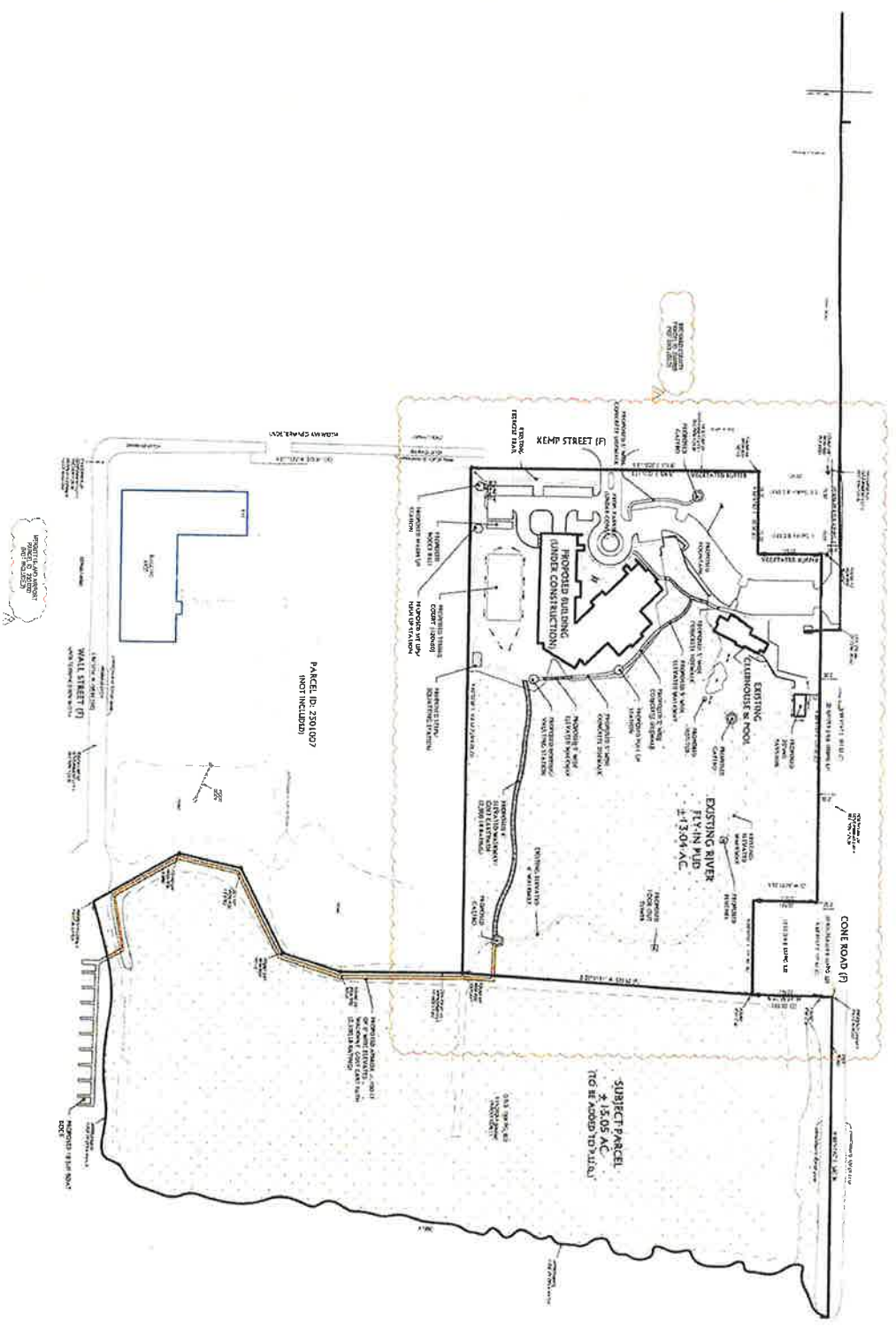
N/A

- Did you print out the Property Appraiser's Map for this property?
- Did you mark the map?
- Did you stamp the deed(s)?


Planner Signature

3/25/2024
Date

RECEIVED
 APR 29 2024
 BY:



SUBJECT PARCEL
 ± 15.05 AC
 TO BE ADDED TO 'PLAN'

PARCEL ID: 280102
 NOT INCLUDED

PROPOSED PARKING
 AREAS TO BE ADDED TO 'PLAN'

EXISTING TENNIS PAD
 17,300 SQ FT

SITE INFORMATION
 GENERAL STATEMENT
 THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE FINAL REVIEW AND APPROVAL OF THE SITE PLAN. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE FINAL REVIEW AND APPROVAL OF THE SITE PLAN.

OWNER
 NAME
 ADDRESS
 CITY
 STATE
 ZIP

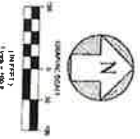
PREPARED BY
 NAME
 ADDRESS
 CITY
 STATE
 ZIP

DATE
 MONTH
 YEAR

SCALE
 1" = 100'

PROJECT INFORMATION
 PROJECT NAME
 PROJECT NUMBER

OWNER'S CALCULATION
 TOTAL AREA
 TOTAL PERMITTED AREA
 TOTAL EXISTING AREA





*not

SITE INFORMATION

SUBMITTAL STATEMENT
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE.

OWNER:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

APPLICANT:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

SITE ADDRESS:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

LEGAL LAND USE:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

TAX MAP ID NUMBER:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

PROJECT INFORMATION:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE SUBMITTED:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE RECEIVED:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE APPROVED:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE DENIED:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE EXPIRES:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE REVOKED:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE RECALLED:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE REOPENED:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

DATE RECLOSED:
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DATE RECLOSED:
 THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.



Dana Blickley, CFA, Brevard County Property Appraiser
 Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700
 www.BCPAO.us
 Disclaimer

REAL PROPERTY DETAILS
 Account 2501008 - Roll Year 2023

Owners RIVER FLY-IN CONDOMINIUM INC
Mailing Address 1910 ROCKLEDGE BLVD ROCKLEDGE FL 32952
 701 PILOT LN UNIT LIFTST MERRITT ISLAND FL 32952
 707 PILOT LN UNIT REC 1 MERRITT ISLAND FL 32952
 715 PILOT LN UNIT CLUBHS MERRITT ISLAND FL 32952
 721 PILOT LN UNIT OBSV B MERRITT ISLAND FL 32952
 727 PILOT LN UNIT OBSV C MERRITT ISLAND FL 32952
 731 PILOT LN UNIT GAZ D MERRITT ISLAND FL 32952
 734 PILOT LN UNIT GAZ E MERRITT ISLAND FL 32952
Site Address 735 PILOT LN UNIT 1001-1014 MERRITT ISLAND FL 32952
 735 PILOT LN UNIT 301-314 MERRITT ISLAND FL 32952
 735 PILOT LN UNIT 401-414 MERRITT ISLAND FL 32952
 735 PILOT LN UNIT 501-514 MERRITT ISLAND FL 32952
 735 PILOT LN UNIT 601-614 MERRITT ISLAND FL 32952
 735 PILOT LN UNIT 701-714 MERRITT ISLAND FL 32952
 735 PILOT LN UNIT 801-814 MERRITT ISLAND FL 32952
 735 PILOT LN UNIT 901-914 MERRITT ISLAND FL 32952
 741 PILOT LN UNIT REC 2 MERRITT ISLAND FL 32952
Parcel ID 25-36-01-00-254
Taxing District 2200 - UNINCORP DISTRICT 2
Exemptions NONE
Property Use 3220 - RECREATION HALL
Total Acres 13.03
Site Code 0001 - NO OTHER CODE APPL.
Plat Book/Page 0000/0000
Subdivision --
Land Description PART OF GOVT LOT 1 AS DES IN ORB 1926 PG 621



VALUE SUMMARY

Category	2023	2022	2021
Market Value	\$1,022,060	\$1,046,350	\$801,280
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$969,540	\$881,400	\$801,280
Assessed Value School	\$1,022,060	\$1,046,350	\$801,280
Homestead Exemption	\$0	\$0	\$0
Additional Homestead	\$0	\$0	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$969,540	\$881,400	\$801,280
Taxable Value School	\$1,022,060	\$1,046,350	\$801,280

SALES / TRANSFERS

Date	Price	Type	Instrument
07/26/2023	--	QC	9846/1935
06/09/2023	\$1,301,800	QC	9815/2896
12/30/2019	--	QC	8631/1087
08/01/2019	--	QC	8524/2722
10/03/2006	--	WD	5713/7171
09/29/2004	\$625,000	WD	5371/7708
08/23/2000	--	TD	4226/1709
08/10/1978	\$65,200	WD	1926/0621

BUILDINGS

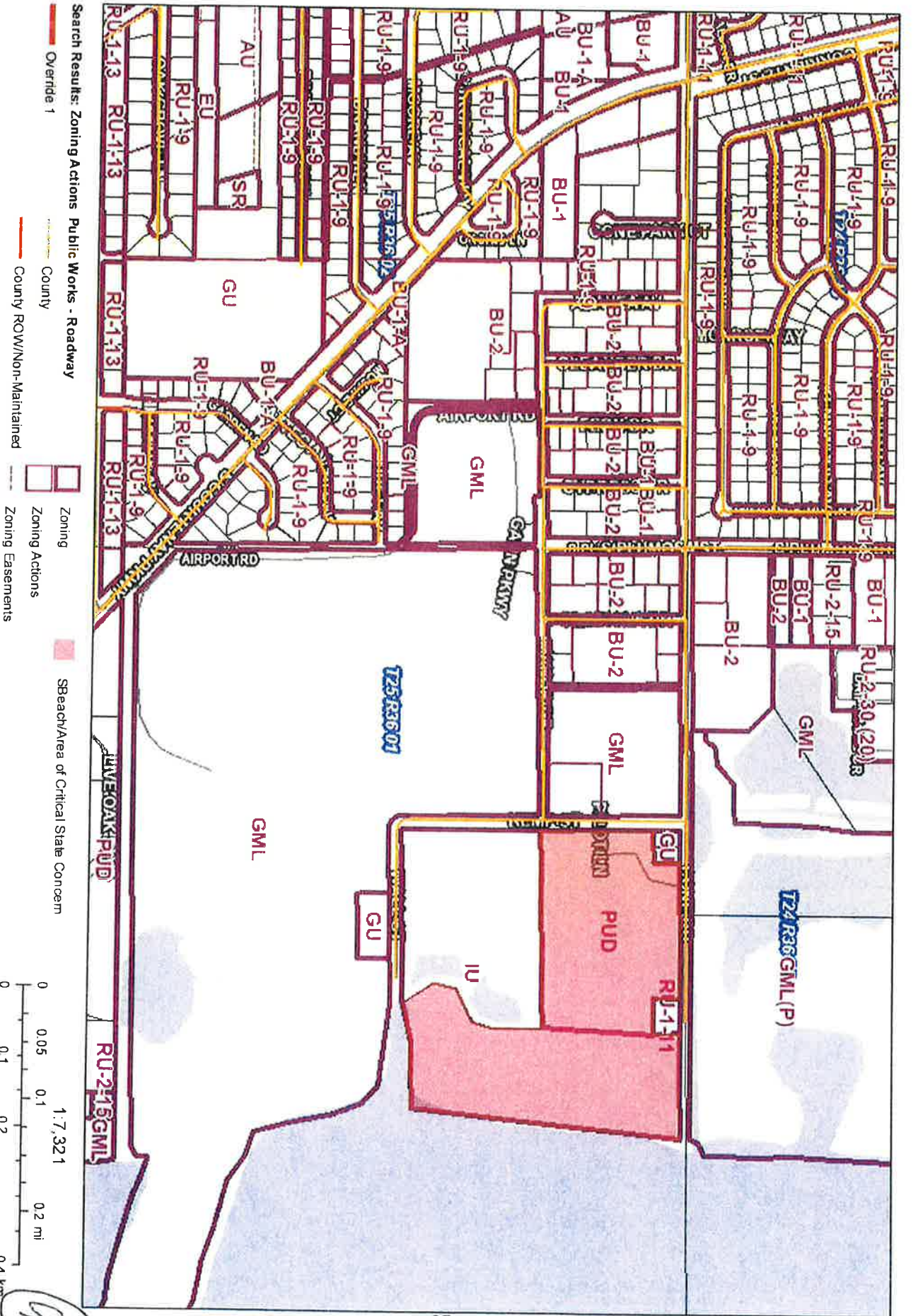
PROPERTY DATA CARD #1

Building Use: 3220 - RECREATION HALL

Materials	Details	2020
Exterior Wall: STUCCO	Year Built	12
Frame: MASNRYCONC	Story Height	2
Roof: CEM/CLY/MTL TILE	Floors	0
Roof Structure: WOOD TRUSS	Residential Units	1
	Commercial Units	

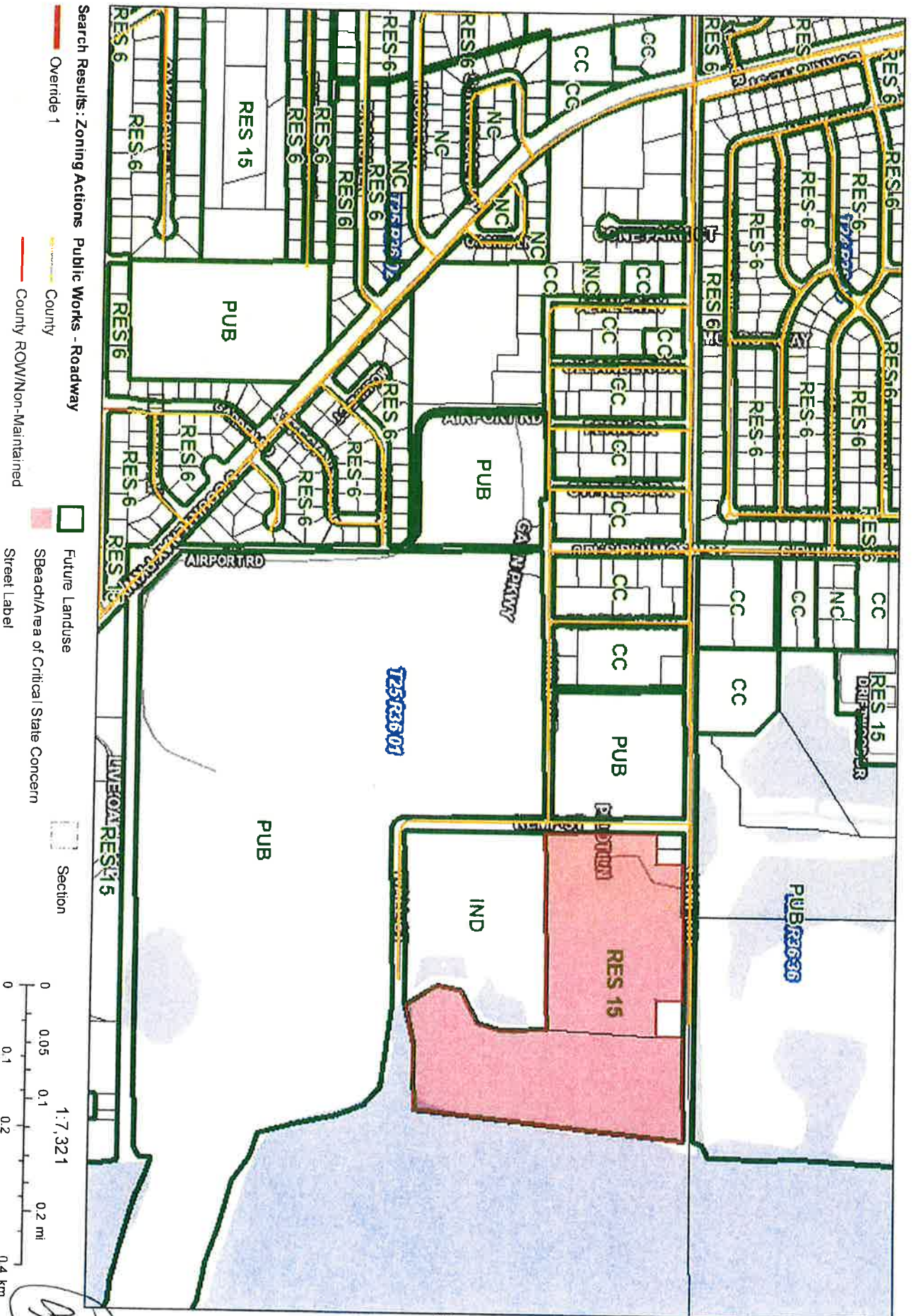
93

Accts: 2501000 & 2501008



95

Accts: 2501000 & 2501008



2/7/2024, 1:20:40 PM

96

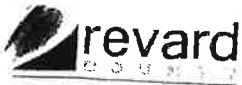


MERRITT ISLAND
REDEVELOPMENT AGENCY

MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
August 22, 2024

ITEM III.C

AGENDA REPORT ITEM:	Development Presentations.
PROJECT:	Palmetto & LeJeune Parcel (24Z00040)
Requested Action:	Consideration for Recommendation
Summary Explanation & Background:	
<p>Parcel ID: 24 36 35 01 A 1</p> <p>These Parcels are located at the SW corner of Palmetto Ave. & LeJeune Drive. Purpose: Rezone RU-1-11 to RU-2-8; wants 2 residential units.</p> <p>Owner & Applicant: Manuel E. Baten.</p> <p>Character of Area: Mixed use area, commercial; multi-family and single-family use.</p>	
Fiscal Impact:	None
Exhibits Attached:	Supporting Documents



BOARD OF COUNTY COMMISSIONERS

MIRA

Planning and Development
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
321-633-2070

Application for Zoning Action, Comprehensive Plan Amendment, or Variance

Applications must be submitted in person. Please call 321-633-2070 for an appointment at least 24 hours in advance. Mailed, emailed, or couriered applications will not be accepted.

PZ # 242 006 40

Existing FLU: NC Existing Zoning: RU-1-11

Proposed FLU: _____ Proposed Zoning: RU-2-8

PROPERTY OWNER INFORMATION

If the owner is an LLC, include a copy of the operating agreement.

Manuel E Boten
Name(s) _____ Company _____

245 SE JEUNE DR MERRITT ISLAND FL 32953
Street City State Zip Code

manuelboten1964@gmail.com 863 303-2108
Email Phone Cell

APPLICANT INFORMATION IF DIFFERENT FROM OWNER:

Attorney Agent Contract Purchaser Other _____

SAME
Name(s) _____ Company _____

Street _____ City _____ State _____ Zip Code _____

Email _____ Phone _____ Cell _____

①

- Large Scale Comprehensive Plan Amendment (CP) (greater than 10 acres)
- Small Scale Comprehensive Plan Amendment (CP) (less than 10 acres)
- Text Amendment (CP): Element _____
- Other Amendment (CP): _____
- Rezoning Without CUP (RWOC)
- Combination Rezoning and CUP (CORC)
- Conditional Use Permit (CUP)
- Binding Development Plan (BDP)
- Binding Development Plan (BDP) (Amendment)
- Binding Development Plan (BDP) (Removal)
- Variance(s) (V) (building permits will not be approved until 30 days after the date the order is signed)
- Administrative Approval of Setbacks, Lot Size, or Accessory Structures
- Administrative Approval of Flag Lot or Easement
- Administrative Approval of On-Premises Consumption of Alcoholic Beverages for Restaurants / Snack Bars
- Other Action: _____

Acreage of Request: 0.32

Reason for Request:

Wants 2 residential units (individual units
NOT attached)

(2)
2

Zoning Information Worksheet

Owner(s): Manned BUTER
(Does this match the warranty deed?)

Applicant(s): SAME
(Does this person have authorization from everyone listed on the warranty deed?)

Parcel ID#: 24/36/35/61/ A11
(If more than one parcel, they must share a property line to be on the same application.)

Present Zoning: RU-1-11

Is there a BDP or a CUP on the property? Yes/No: NO (If yes, attach BDP)

Existing BDP states: N/A

Requested Zoning/CUP: RU-2-8

BDP Requested? Yes/No: (No)

If CUP Request, do you have a CUP worksheet filled out by the applicant? Yes/No

Previously Approved Zoning Actions on lot:
2-2980

Is this a non-conforming lot of record? Yes/No: (No) Why?
Non-Conforming to: _____

Is this a substandard lot? Yes/No: (No) Why?

What is the FLU Designation of the property?: NC

- Is the requested zoning consistent with the FLU? Yes/No (Yes) (See compatibility table)
- If no, what is the requested **small scale plan amendment**? (Must be 10 acres or less)

Character of the Area - List the recent zoning changes in same section? (Last 3 years)

Action #, Date of action and State what changed?

Z# 21200015 - BU-1 to RU-2-15 8/5/21 470' west on S. side of
238000003 - PUD to PUD and POP Board ok 11/14/23 Palmetto
238000004 - PUD to POP amendment 12/21/23 3,050'
2,280' east on SW corner of E. Moody Dr & Burren Dr (8) 5. side
Driv Palmetto
Rd.

LEGAL DESCRIPTION:

LOT 1, BLOCK A, REPLAT OF MERRITT LAKES ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 16, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; AND ALSO THAT PART OF LOT 2, BLOCK A, REPLAT OF MERRITT LAKES ESTATES, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 2, BLOCK A, THENCE RUN THE NORTHERLY LINE OF SAID LOT 2, BLOCK A, SOUTHWESTERLY TO THE NORTHWESTERLY CORNER OF SAID LOT 2, BLOCK A, THENCE RUN THE WESTERLY LINE OF SAID LOT 2, BLOCK A, SOUTHEASTERLY 24 FEET TO A POINT, THENCE RUN NORTHEASTERLY AND PARALLEL TO AND 24 FEET DISTANCE FROM THE NORTHERLY LINE OF SAID LOT 2, BLOCK A, TO THE EASTERLY LINE OF SAID LOT 2, BLOCK A, THENCE RUN NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 2, BLOCK A, 24 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES

1. THE INTENDED PURPOSE OF THIS SURVEY IS FOR BOUNDARY INFORMATION AND IMPROVEMENTS ONLY, AS SHOWN HEREON.
2. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY, IT IS POSSIBLE THAT THERE ARE DOCUMENTS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES TO THE SUBJECT PROPERTY.
3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. THIS SURVEY MEETS OR EXCEEDS THE MINIMAL HORIZONTAL CONTROL ACCURACY OF 1:7500 FOR A SUBURBAN SURVEY.
5. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
6. DIMENSIONS TAKEN ARE AT THE EXPOSED AREAS OF IMPROVEMENTS, UNDERGROUND FOOTERS, FOUNDATIONS, UTILITIES, SEPTIC TANKS, DRAIN FIELDS OR OTHER SUBSURFACE STRUCTURES ARE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY. ANY SUCH SUBSURFACE/UNDERGROUND IMPROVEMENTS SHOWN HAVE NOT BEEN EXCAVATED AND ARE APPROXIMATE LOCATIONS.
7. IMPROVEMENTS SHOWN HEREON CANNOT BE USED TO RECONSTRUCT PROPERTY BOUNDARIES.
8. BEARINGS ARE REFERENCED TO THE WEST RIGHT OF WAY LINE OF LEJEUNE DRIVE, AS BEING S.08°47'40"E, PER PLAT.
9. ADAMS, KISER & COUTS, LLC D/B/A GAGE INDUSTRIES, RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SURVEY INCLUDING THIS MAP OF LAND SURVEY, FOR ANY OTHER PURPOSES.
10. THIS SURVEY MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF ADAMS, KISER & COUTS, LLC D/B/A GAGE INDUSTRIES.
11. THIS DRAWING IS NOT VALID UNLESS BEARING AN ORIGINAL SIGNATURE AND LAND SURVEYOR'S SEAL.
12. SUBJECT RESIDENCE LIES WITHIN FLOOD ZONE "X", AS PER FIRM MAP NUMBER 12009C0427H DATED 01/29/2021. THIS LOCATION IS BASED UPON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD DETERMINATION REST SAID AGENCY. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION.

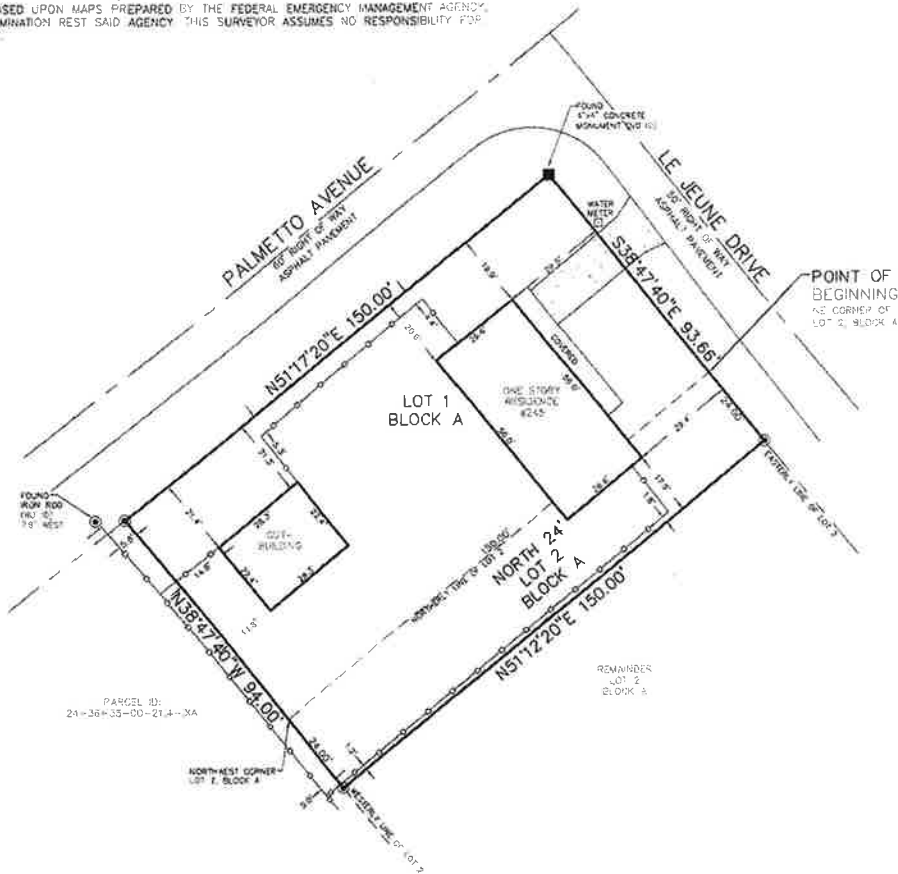
MAP OF SURVEY

GRAPHIC SCALE



LEGEND:

- Set 5/8" Iron Rod & Cap
LR 8507
- Found 5/8" Iron Rod & Cap
NO ID. (Unless otherwise shown)
- ⊕ Power Pole
- ⊙ Well
- ⊖ Public Utility and Drainage Easement
- Denotes Concrete
- Fenceline



Drawn by	SEC
Scale:	1" = 30'
Date:	9/30/2021
FB/PG	SEE FILE
Project #	21-367
DATE	REVISIONS

AKC
ADAMS, KISER & COUTS, LLC
PROFESSIONAL LAND SURVEYING
1992 Robt Circle
Newville, FL 32908
WWW.LANDSURVEYBREVARD.COM
352.684-0978 gausvnyng@gmail.com

BOUNDARY SURVEY

Certified to: MANUEL BUTEN
UNITED WHOLESALE MORTGAGE
ISLAND TITLE & ESCROW AGENCY, INC.
ALLIANT NATIONAL TITLE INSURANCE COMPANY

I hereby certify that the survey shown hereon is true and correct based on actual measurements taken in the field. This survey meets Standards of Practice as set forth by the Board of Professional Land Surveyors in Chapter SJ-12, Florida Statute, Administrative Code, pursuant to Section 472.027, Florida Statute.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Manuel Buten
Manuel Buten
Professional Surveyor & Mapper No. 6104
Brevard County, Florida

14



Dana Blickley, CFA, Brevard County Property Appraiser
 Titusville • Viera • Melbourne • Palm Bay

(321) 264-6700
 www.BCPAO.us
 Disclaimer

REAL PROPERTY DETAILS
 Account 2426699 - Roll Year 2024

Owners BUTEN, MANUEL
Mailing Address 245 LE JEUNE DR MERRITT ISLAND FL 32953
Site Address 245 LEJEUNE DR MERRITT ISLAND FL 32953
Parcel ID 24-36-35-01-A-1
Taxing District 2200 - UNINCORP DISTRICT 2
Exemptions HEX1 - HOMESTEAD FIRST
 HEX2 - HOMESTEAD ADDITIONAL
Property Use 0110 - SINGLE FAMILY RESIDENCE
Total Acres 0.32
Site Code 0001 - NO OTHER CODE APPL
Plat Book/Page 0011/0016
Subdivision MERRITT LAKES ESTS, REPLAT OF
Land Description MERRITT LAKES ESTS, REPLAT OF LOT 1 & N 24 FT OF
 LOT 2 BLK A



Category	VALUE SUMMARY		
	2024	2023	2022
Market Value	\$205,560	\$204,890	\$200,200
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$205,560	\$204,890	\$200,200
Assessed Value School	\$205,560	\$204,890	\$200,200
Homestead Exemption	\$25,000	\$25,000	\$0
Additional Homestead	\$25,000	\$25,000	\$0
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$155,560	\$154,890	\$200,200
Taxable Value School	\$180,560	\$179,890	\$200,200

Date	SALES / TRANSFERS		
	Price	Type	Instrument
10/07/2021	\$280,000	WD	9286/0104
03/23/2020	\$53,300	WD	8700/0784
08/25/2009	\$135,000	WD	6016/1373
09/09/2008	\$90,000	WD	5890/1210
09/09/2008	--	QC	5890/1209
08/13/2008	--	WD	5904/7868
07/01/2008	--	CT	5873/9780
08/17/2006	--	WD	5691/4059
05/17/2005	--	WD	5468/4606
10/27/2004	--	WD	5382/4869
10/31/2002	\$135,900	AG	4753/3038
05/07/2002	\$31,000	PR	4593/3481
05/07/2002	--	PR	4593/3482
06/01/1995	\$7,500	QC	3486/3048
12/01/1987	--	WD	2870/1402
01/02/1972	\$15,900	--	1216/0772

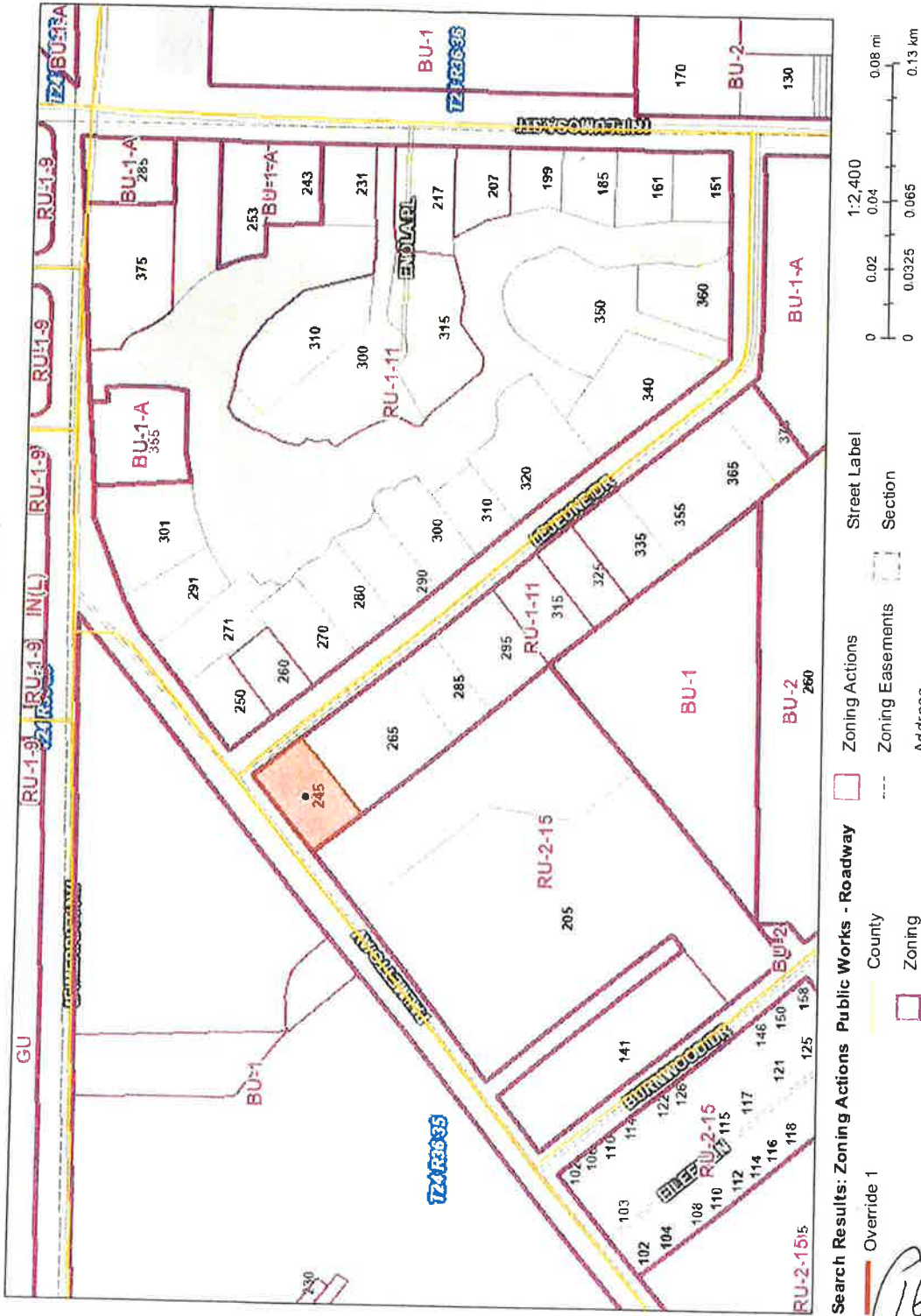
BUILDINGS
PROPERTY DATA CARD #1

Building Use: 0110 - SINGLE FAMILY RESIDENCE

Materials		Details	
Exterior Wall:	STUCCO	Year Built	1957
Frame:	MASNRYCONC	Story Height	8
Roof:	ASPH/ASB SHNGL	Floors	1
Roof Structure:	HIP/GABLE	Residential Units	1
		Commercial Units	0
Sub-Areas		Extra Features	
Base Area (1st)	1,512	Garage Detached	644
Open Porch	200		
Total Base Area	1,512		
Total Sub Area	1,712		

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Account: 2426699





MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
August 22, 2024

ITEM IV.A

AGENDA REPORT ITEM: Placeholder
PROJECT:
Requested Action:
Summary Explanation & Background:
Fiscal Impact: None
Exhibits Attached: None



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
August 22, 2024

ITEM V.A

AGENDA REPORT ITEM:	Ongoing and Old Business
PROJECT:	Transit Stop Improvements (seating)
Requested Action:	Review and Approval
Summary Explanation & Background:	
<p>Board Member Andy Barber, assigned Board Member Liaison, was assigned to the Task of looking into obtaining seats to meet the needs of transit bus riders at several prioritized Merritt Island bus stop locations. Space Coast Area Transit (SCAT) has recommended 16 locations on 520 and North Courtenay Parkway that have high ridership and would benefit from some seating opportunities for riders. Most of these locations already have existing benches that contain advertising on them. Some existing benches are in better shape than others, and ownership, licensing, or lease agreements must be determined to determine if they are eligible to remain in force, as the advertising may no longer be allowed. The proposed new seats would have a color scheme and an architectural style similar to the new bus stops we have already added to these major traffic corridors.</p> <p>Space Coast Area Transit has recommended that Simme-Seat, a company out of Oregon, provide the new seats. A double seat with a center pole or a divider costs about \$1000 per unit: one of the requirements for installing a new seat is access to at least a 5-foot-wide sidewalk in the appropriate location. The beauty of the Simme-seat is there is no need for any permits, engineering, or even approval of the adjoining properties because it all takes place in the right of way. Of the 16 sites provided by SCAT, 4 of them do not have access to a 5-foot sidewalk in the proper location. This would reduce the requirement down to 12 units or approximately \$12,000.</p> <p>The semi-seats have a built-in divider between the two seats, and it is possible to install an approximate 8-foot pole, which could hold bus times or other information, and a solar light through another vendor. Most bus locations are in lighted areas, so it needs to be determined how many solar lights would be required, but we could investigate that. Also, it's probably not feasible to entertain covered seating because it would involve full-on engineering, permitting, etc.</p> <p>Board Member Barber recommends that the MIRA board consider approving up to \$20,000 for bus stop seating and work with SCAT, who has suggested they would be willing to install the seats. This could happen very quickly. Perhaps the biggest decision we'd have to make is adding seating to areas with somebody else's bench. New seats would look beautiful and architecturally blend with the other bus stops that we have put in, and not only would they function well, but they would also be attractive and tie the community together.</p>	
Fiscal Impact:	\$20,000
Exhibits Attached:	Supporting Documents



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OF SEATS RECOMMENDED

Potential Shelter Locations
Merritt Island

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Priority	Location	Ridership	Current Shelter	Notes
2	1 Sr 520/ S Courtenay Pkwy Southside	1609		Denny's
2	2 Sr 520/ N Tropical Trail @ 7-11	713	Bench ✓	7-11
2	3 Sr 520/ S Tropical Trail/ RoSE St	578		Westside Cars
2	4 N Courtenay Pkwy/ Crockett Blvd (SW Corner)	235	Bench ✓	WALKER POST OFFICE
2	5 Sr520/ S Grove St S Side	657	Bench	Church
2	6 Sr 520/ N Courtenay Pkwy Northside @ Dennys GOLD MINE	1182	Bench ✓	PRIME BURGERS
2	7 N Courtenay Pkwy/ Diana Blvd (SE Corner)	179	Bench	Goodwill
2	8 Sr 520/ N Grove St (NE Corner)	465		Popeyes
1	9 N Courtenay Pkwy @ McDonalds	190	Bench ✓	McDonalds
2	10 Sr 520/ N. Banana River Dr (NW Corner)	386	Bench ✓	DEPT STORE
2	11 Sr 520 @ Office Depot	319	Bench ✓	OFFICE DEPOT
1	12 Sr 520/ S Banana River Dr (SE Corner)	172	Bench ✓	7-11
1	13 Sr 520 Between N Banana River Dr (SW Corner)	201	Bench ✓	Boniface
2	14 Skylark Ave @ Courtenay Palms	323		RAIBURN PALMS
1	15 Sr 520 Between Milford Point (NW Corner)	170	Bench ✓	MILFORD PT
2	16 Sr 520 @ Jimmy Vickers Car Dealer	167		JIMMY VICKERS

#6 NO SIDEWALK - JUST BRICKS NEEDS HELP!