

**MERRITT ISLAND REDEVELOPMENT AGENCY
BOARD OF DIRECTORS MEETING AGENDA
Thursday, September 26, 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

Introductions | Announcements

Public Comments

I. Meeting Minutes

A. Minutes of August 22, 2024, MIRA Board Meeting

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

III. Development Presentations

A. 245 LeJeune Drive, Merritt Island Tax Account #2426699

(Rezoning Request RU-1-11 to RU-2-8

B. 120 S. Banana River Drive Merritt Island, Florida 11 Single Family Homes

(Rezoning Request BU-2 to RU1-7 Tax Account Numbers:

2438912;2438913;2438914;2438915;2438917&2438918

IV. New Business

A. Merritt Park Place Grove Street Parking Lot Acquisition for Public Purposes | Tax Acct#2427087

V. Ongoing/Old Business

A. Transit Stop Improvements (Simme Seating Locations)

B. 258 N. Grove Street | Merritt Island, FL 32953 (Tradewinds Builders (Façade Progress Report & Site Tour)

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

Stefani Maduskuie, Community Redevelopment Manager

Justin Caron, Assistant County Attorney

Next Board Meeting (October 31, 2024) 2:00 P.M.

Adjourn



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
September 26, 2024

ITEM I. A.

AGENDA REPORT ITEM:	Meeting Minutes
PROJECT:	Minutes of August 22, 2024
Requested Action:	Review and Approve
Summary Explanation & Background:	
Fiscal Impact:	None
Exhibits Attached:	Minutes of August 22, 2024

MERRITT ISLAND REDEVELOPMENT AGENCY BOARD OF DIRECTORS
Meeting Minutes August 22, 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
Cheryl Hurren, Exe. Admin. Assistant/Clerk

GUESTS

Donn Weaver, Veterans Memorial Center
Don Pearsall, Brevard Veterans Council
Kika Golan, D2 Office
Susan Smith, D2 Office
Manuel E. Baten, 245 LeJeune Dr. for Item III.C

CALL TO ORDER AND ROLL CALL

The meeting was called to open at 2:00 P.M. Member Smink led the pledge.

PUBLIC COMMENTS/ANNOUNCEMENTS:

Chairman Herman introduced Doug Green of 255 Manor Dr., who spoke to the Board regarding the SJRWMD Grant. Mr. Green explained to the Board that he dba, as Cocoa Beach Plumbing, Inc., applied for the St. John's River Water Management District (SJRWMD) Cone Road Septic to Sewer Grant in December 2019. During that time we were going through the Pandemic and the shutdown, he came down with a life-threatening case of COVID-19 and almost died, leaving him with debilitating challenges. The work was completed and substantiated by the Natural Resources Management Department's Save our Indian River Lagoon (SOIRL) paperwork. He received an inquiry about the status of his application from Executive Director Lallo as to why it never completed final processing for the SJRWMD and FDEP Grant reimbursement. Mr. Green said he attended the meeting today to see if he would be eligible for payment. After the discussion, the board asked legal counsel to review the circumstances and the paperwork to obtain a legal opinion regarding payment since the SJRWMD and FDEP grants have been closed.

- I. Meeting Minutes
 - A. Approval of the July 25, 2024, meeting minutes.

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

II. Projects and Programs Updates and Status Report: Director's Verbal Report

- Director Lallo informed the Board that the Amphitheatre TDC existing grant extension and Grant Request for the Restrooms/Concessions structure is going to the Board of County Commissioners on August 27, 2024, at 9:00 a.m. Mr. Donn Weaver of the Veterans' Memorial Center introduced Don Pearsall, who is taking his place as President of the Brevard Veterans Council. He advised them they would all attend the meeting to support the project. Member Ratterman shared that he visited Rep. Tyler Sirois, and they spoke of the Amphitheatre project. Tim Lawry from the Facilities Dept. stated that the quote received from Ivey Construction will be held for 60 days from mid-July 2024.
- A competitor purchased the Aviara Boat Company, and its 38-acre facility on the Barge Canal is now available as an industrial site. This is an outstanding manufacturing facility with water access. The owners are in the process of selecting a broker. MIRA has posted the availability on our website, and Executive Director Larry notified NBEDZ and the EDC of the site/facility availability.
- With Commissioner Goodson's support, a sign acknowledging the project partners will be put up at the Sea Ray Drive Bridge project, and MIRA's name will be included. MIRA and BOCC deferred \$275,000 per year of our tax increment for ten years to assist the project in 2020. At that time, the estimated cost was approximately \$5.5 Million. The project is currently under a construction contract for roughly \$10 Million, with completion in 2026, and will include adequate capacity to support our future river walk / Sea Ray Drive pedestrian and bike trail to Kelly Park.
- Under the Brownfield grant, Stantec is working on our Commercial Core brownfield redevelopment plan, focusing on the SR 520 Commercial Core and Mall area. Member Morgan said she heard "Drift Zone" signed a 20-year lease for an interior go-cart facility of some kind in the mall. A Community Workshop date will be set and forthcoming for October. Larry will reach out to confirm a suitable date.
- Matt Culver from NRMO said Stantec presented a bid on the renovations at Ms. Apple's, but he needs another quote before moving forward.
- The Sutton Pool property acquisition for the county remains in jeopardy until there is a meeting of the minds with Florida Communities Trust (Florida Forever Act), the Granting Agency, and the property owners, Brevard County Natural Resources, and the Zoo, and this may involve some level of MIRA facilitation or a funding commitment. The Zoo has committed for quite some time to making a significant investment in the Sutton property to accommodate the Restore our Shores operation as the prime tenancy. A letter of intent to sell the property for \$1 Million must come from the owner to keep the sale viable. The Florida Communities Trust (FCT) will remove the \$1 million grant if an agreement is not reached. The FCT must receive, review and approve a letter of intent to sell for \$1 Million, which coincides with their appraised value.
- The Florida Communities Trust (FCT) is a state-funded land acquisition program created by Chapter 380, Florida Statutes. The grant programs administered by FCT were initially funded through bonds issued under Preservation 2000 and currently through the Florida Forever Act. FCT assists communities with

protecting natural resources, providing recreational opportunities and preserving Florida's traditional working waterfronts through the competitive criteria outlined in the Parks and Open Space and the Stan Mayfield Working Waterfronts Florida Forever Grant Programs. FCT is governed by a five-member board with the Secretary of DEP or their designee serving as the chair.

- Director Lallo reminded the Board that there is no meeting in November because of the holiday. He inquired if the MIRA meeting on October 24 could be moved to Thursday, October 31, because the Florida Redevelopment Association Conference conflicts with our meeting date.

Board Member Barber moved the October 24th meeting to October 31. Member Wall seconded the motion, which was unanimously approved.

- Director Lallo was asked about the status of the vacant community redevelopment manager position. Director Lallo said the Agency received 24 applications, and four had been selected for 2nd interviews. Of the four top candidates. A candidate has been selected from among the top two candidates. There remain negotiations and a process that needs to be followed. The HR Success Factors process, policies, and negotiations are underway with the selected candidate.

III. Development Presentation

B. River Fly-In Condominiums- Zoning: The agent pulled the item.

C. Palmetto & LeJeune (at 245 LeJeune Dr.) Zoning Change Request BU-1-11 to RU-2-8:

Board Member Smink moved to table the request for more information, which was seconded by Member Morgan. The motion was unanimously approved.

A. Villas at River Palms; tax account 2438912-238918; 265 S. Banana River Dr. (South of SR 520). Zoning Change Request BU-2 to RU 1-7:

Board Member Barber moved to table the request for more information and application to possibly include a BDP (Binding Development Plan). Member Smink seconded the motion, which was unanimously approved.

IV. New Business: None

V. Ongoing/Old Business:

A. Transit Stop Improvements (Seating) discussion on the style of seats that will differ from the original eight transit stop. Member Wall asks who collects the advertising rent from the 20/20 bus stops. Member Barber pointed out the list of proposed future bus stops. Director Lallo will inquire to SCAT.

Member Wall motioned to approve new bus stop seats and related equipment, up to \$20,000, without Big Belly Trash Cans and work with SCAT to complete the action. It was seconded by Member Barber and unanimously approved.

Chairman Herman made a motion for Member Barber and Director Lallo to meet with SCAT to determine the location of the proposed bus stops and return to the Board for confirmation. Seconded by Member Ratterman. Passed 5 to 1 (Member Morgan Nay).

Board Reports and Presentations:

Marcus Herman—The BoCC meeting for the Amphitheatre is on Tuesday, the 27th. Board members may attend. However, it is best not to sit together in the interests of appearance with the Sunshine Law.

Cynthia Wall – CAMI is holding a Game Night Fundraiser for Merritt Island’s 2nd Annual Holiday Illumination Celebration on Sept. 20th at 6:30 p.m. There will be a “The Not so Newlywed Game” with 4 local couples. Member Wall asked after S. Courtenay Project. Director Lallo said they were working through some utility requirements.

Andy Barber – no report.

Corey Mecagni— no report.

Nicole Morgan – no report.

Jack Smink – no report.

Jack Ratterman – Talked to Representative Tyler. Sirois about some other issues. Part of North Merritt Island is situated within the Northern Brevard Economic Development Zone (NBEDZ), and it’s unclear how they want to use it; Mr. Sirois said he would check into it. The CFX wants to work the toll road this way, and Merritt Islanders should be concerned about tolls being instituted on all the causeways. He advised that there is a possibility that wetland permits are being held up until authorities decide who is going to issue them.

Justin Caron, Assistant County Attorney – no report.

Director Lallo – no further report.

Board Member Ratterman moved to adjourn the meeting. Member Morgan seconded it. The motion was unanimously approved.

The next meeting is on October 31, 2024, at 2:00 p.m.



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
September 26, 2024

ITEM II. A.

AGENDA REPORT ITEM:	Projects and Programs Updates and Status Report
PROJECT:	Minutes of August 22, 2024
Requested Action:	Presentation and Discussion
Summary Explanation & Background:	
<p>Verbal report from the Executive Director focusing on the status and updates of current and planned public and private projects and programs, issues, and situations in the Merritt Island Redevelopment Area.</p>	
Fiscal Impact:	None
Exhibits Attached:	None



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
September 26, 2024

ITEM III. A.

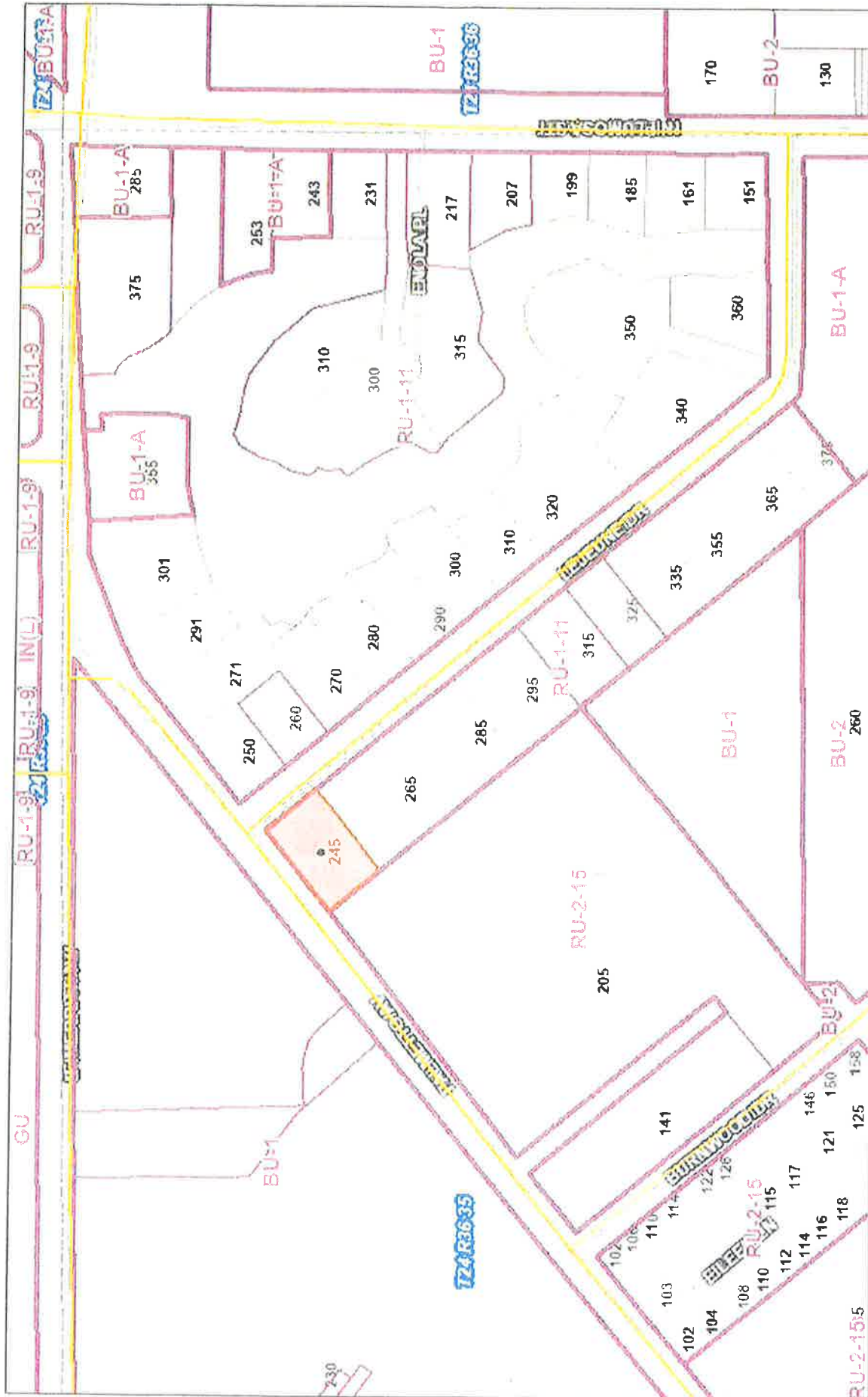
AGENDA REPORT ITEM:	Development Presentations.
PROJECT:	Palmetto & LeJeune Parcel (24Z00040)
Requested Action:	Consideration for Recommendation
Summary Explanation & Background:	
<p>Planning and Zoning Application Number 24200040 Owner & Applicant: Manuel E. Baten 245 LeJeune Drive Merritt Island, Florida Parcel ID: 24 36 35 01 A 1 Tax Account #2426699 Notifications sent to Property owners within 500 feet.</p> <ul style="list-style-type: none">▪ This Parcel is located at the SW corner of Palmetto Ave. & LeJeune Drive.▪ Site Size: 0.32 acres▪ A single-family detached home with a detached garage is currently on the site.▪ The applicant is requesting to rezone the parcel from RU-1-11 to RU-2-8.▪ This will enable the applicant to have two detached residential units on the site.▪ Abutting Property Zoning: N BU-1 (across Street) S RU1-11 Palmetto Road W RU2-15▪ Concerns: The building may not meet setback requirements and may still need a variance to build▪ Character of Area: Mixed-use area, commercial, multi-family, and single-family use. <ul style="list-style-type: none">• The RU-1-11 single-family residential zoning classifications encompass lands devoted to single-family residential development of spacious character, together with such accessory uses as may be necessary or are normally compatible with residential surroundings.• The RU-2-8 low-density multiple-family residential zoning classifications encompass lands devoted to low-density multifamily residential purposes, together with such accessory uses as may be necessary or are normally compatible with residential surroundings.• Maximum density is as follows: RU-2-8: Eight units per gross acre.	
Fiscal Impact:	None
Exhibits Attached:	Supporting Documents



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

Map created September 18, 2024 (map data dates may vary)

Account: 2426699



Search Results: Zoning Actions Public Works - Roadway

- Zoning Actions
- Zoning Easements
- Street Label
- County
- Zoning
- Address
- Section

Scale: 1:2,400

0 0.02 0.04 0.065 0.08 mi

0 0.0325 0.065 0.13 km

16

10

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:

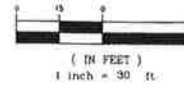
BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 2, BLOCK A, THENCE RUN THE NORTHERLY LINE OF SAID LOT 2, BLOCK A, SOUTHWESTERLY TO THE NORTHWESTERLY CORNER OF SAID LOT 2, BLOCK A, THENCE RUN THE WESTERLY LINE OF SAID LOT 2, BLOCK A, SOUTHEASTERLY 24 FEET TO A POINT, THENCE RUN NORTHEASTERLY AND PARALLEL 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 1/2500 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. STAKES ARE REFERENCED TO THE WEST RIGHT OF WAY LINE OF LEBLANC DRIVE, AS BEING S.38°47'40"E, PER PLAT.
9. ADAMS, RISER & COULT, LLC O/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, RISER & COULT, LLC O/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.

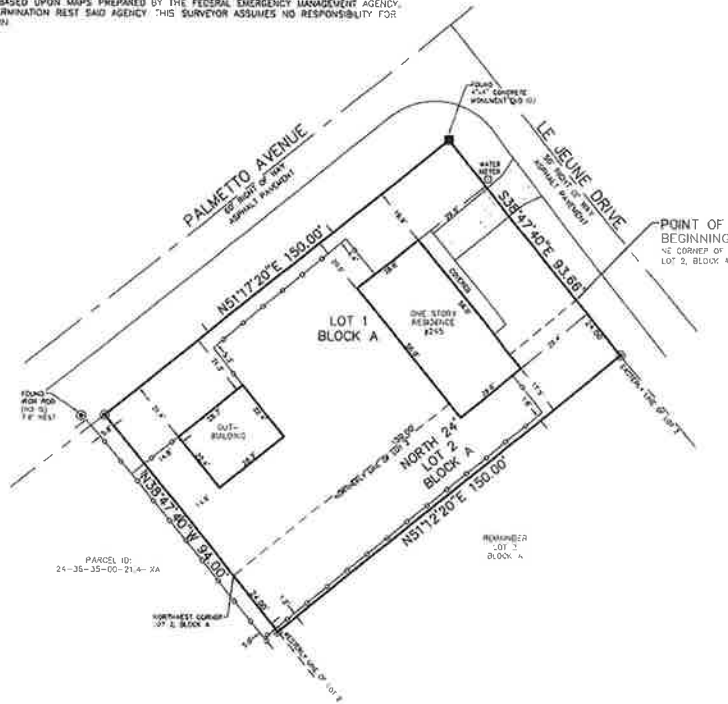
MAP OF SURVEY

GRAPHIC SCALE



LEGEND:

- Set 3/8" Iron Rod & Cap L# 8507
- Found 3/8" Iron Rod & Cap NO I.E. (Unless otherwise shown)
- Power Pole
- ⊙ Well
- P.U.D.S. Public Utility and Drainage Easement
- ▭ Debrake Concrete
- Parceline



Drawn by SEC
 Scale 1" = 30'
 Date: 9/30/2021
 FB/PG SEC FILE
 Project # 21-387
 DATE

AKC
 ADAMS, RISER & COULT, LLC
 PROFESSIONAL LAND SURVEYING
 996 3rd Circle
 Titusville, FL 32795
 WWW.LANDSURVEYBREVARD.COM
 (321)684-0073 gsurveys@gmail.com

DATE	REVISIONS

BOUNDARY SURVEY

Certified to: MANUEL BUTER, UNITED WHOLESALE MORTGAGE, ISLAND TITLE & ESCRROW SERVICE, 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, that the same meets Standards of Precision as set forth by the Florida Board of Professional Land Surveyors in Chapter 55-11, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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.

R. R. Kiser, Jr.
 R. R. Kiser, Jr.
 11000 Highway 1
 Titusville, FL 32795
 (321) 261-1231
 11000 Highway 1
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 8104
 PROFESSIONAL SURVEYOR

14

2420 LEJEUNE



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01/10/2024



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 LÉJEUNE 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:	MASNRCONC	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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SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

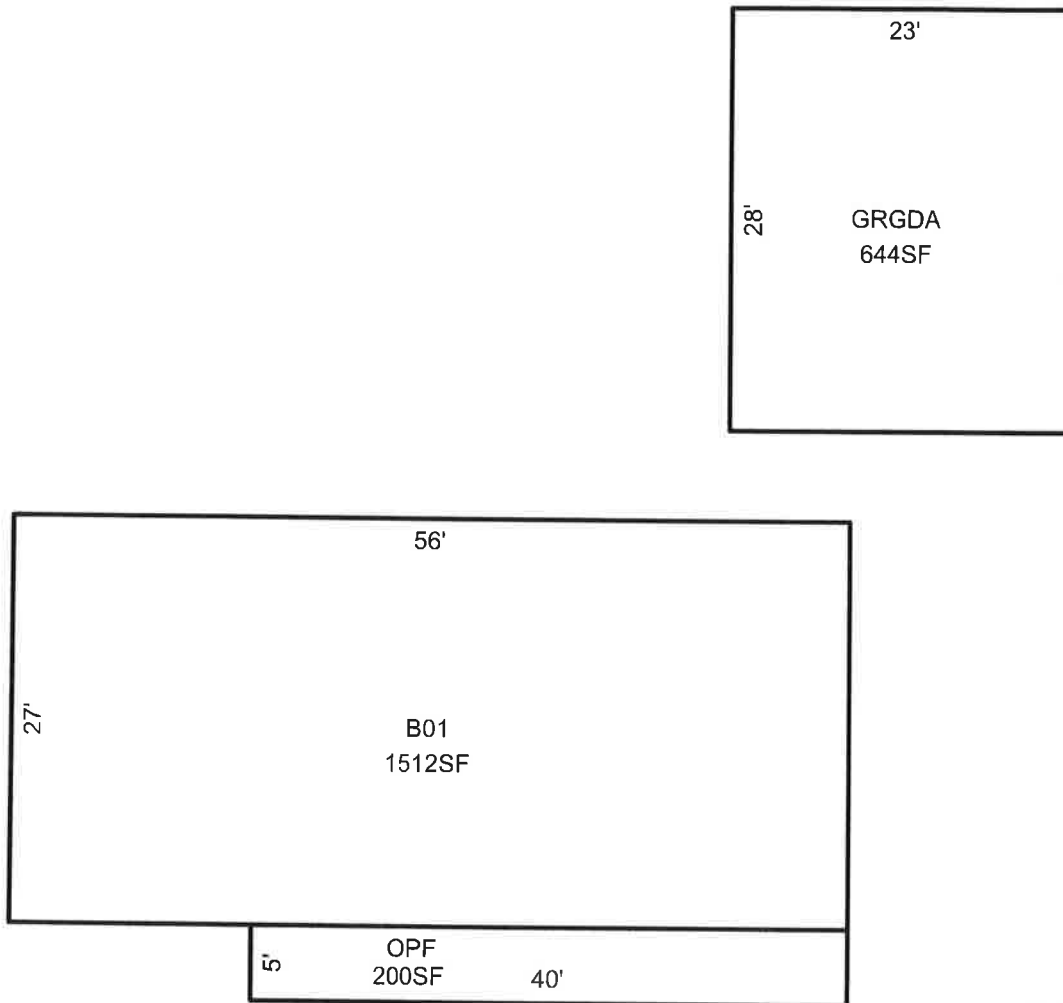
RE#: 2426699

CR 1/6/22 CPE

DRAWN BY: CPE

DATE: 01/06/2022

SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	B1	1	1512	166	1512
GRGDA	GRGDA	1	644	102	644
OPF	OP-30	1	200	90	200

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

Sec. 62-1371. - Low-density multiple-family residential, RU-2-4, RU-2-6 and RU-2-8.

The RU-2-4, RU-2-6 and RU-2-8 low-density multiple-family residential zoning classifications encompass lands devoted to low-density multifamily residential purposes, together with such accessory uses as may be necessary or are normally compatible with residential surroundings.

(1) *Permitted uses.*

a. Permitted uses are as follows:

Multifamily residential dwellings.

Duplexes.

Single-family attached dwellings, in accordance with the development standards in the single-family attached residential zoning classifications.

Single family dwellings up to the allowable density limitation of the zoning classification. For the purposes of setback and spacing requirements, such single family dwellings shall be considered principal buildings.

Additional multiple-family dwellings are permitted on the parcel if all units comply with the density limits.

Parks and public recreational facilities.

Private golf courses.

Foster homes.

Resort dwellings.

Sewer lift stations.

b.

Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

Group homes, levels I and II, subject to the requirements set forth in [section 62-1835.9](#).

Preexisting use.

Private parks and playgrounds.

Temporary living quarters during construction of a residence.

(2) *Accessory buildings or uses*: Accessory buildings and uses customary to residential uses are permitted. (Refer to definition cited in [section 62-1102](#) and standards cited in [section 62-2100.5](#)).

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

Boardinghouses and bed and breakfast inns.

Change of nonconforming agricultural use.

Development rights receipt or transfer.

Guesthouses or servants' quarters, without kitchen facilities.

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

Power substations, telephone exchanges and transmission facilities.

Recreational facilities.

Residential/recreational marina.

Skateboard ramps.

Substantial expansion of a preexisting use.

Wireless telecommunication facilities and broadcast towers.

(4) *Lot requirements.*

- a. Minimum lot size is 7,500 square feet.
- b. Minimum lot width is 75 feet.
- c. Minimum lot depth is 75 feet.
- d. Maximum density is as follows:
 1. *RU-2-4*: Four units per gross acre.
 2. *RU-2-6*: Six units per gross acre.
 3. *RU-2-8*: Eight units per gross acre.

For the purpose of computing allowable density, property divided by a public road shall be considered separate parcels.

- e. Maximum lot coverage is 40 percent.

(5) *Setbacks and spacing requirements.*

- a. *Accessory buildings.* Accessory buildings shall be located to the rear of the front building line of the principal building or structure closest to the front property line and shall be set back not less than seven and one-half feet from the side and rear lot lines for developed single family sites and not less than ten feet from the side and rear lot lines for developed multiple family sites, but in no case within the setback from a side street. There shall be a minimum spacing of five feet between any other structure on the same site.

- b. *Breezeway/visual corridor.* All riverfront and oceanfront properties are subject to breezeway/visual corridor regulations enumerated in [section 62-2105](#).

- c. *Principal structures.*

1. The front setback shall be 25 feet.
2. The rear setback shall be 20 feet.
- 3.

The side setback shall be not less than seven and one-half [feet] for all single family residences and ten feet for all other structures. On corner lots, side setbacks shall be at least 15 feet from side lot line. If a corner lot is contiguous to a key lot, setbacks shall be not less than 25 feet.

d. *Spacing between principal structures.* Principal buildings or structures shall be spaced a minimum of 15 feet from other principal buildings or structures on the same site. Such spacing shall not be covered or connected to the principal structures.

(6) *Usable common open space requirements.* If the lot, plot, tract or parcel is two acres or more in size, or, regardless of the size, if the property has or will have more than 15 total dwelling units, then 35 percent of the total land area shall be utilized as usable common space as defined in section 62-1102. At the time of site plan submission, the method of perpetual maintenance of common facilities shall be provided as required in section 62-1445(a). Ten percent of this area shall be retained in natural vegetation rather than improved.

(7) *Minimum floor area.* Minimum floor area is as follows:

- a. Single-family dwelling unit: 1,100 square feet.
- b. Duplexes: 1,150 square feet and 575 square feet per unit.
- c. Apartments:
 1. One bedroom: 500 square feet.
 2. Two bedrooms: 750 square feet plus 100 square feet for each additional bedroom.
 3. Efficiencies: 400 square feet.

(8) *Structural height standards.*

a. Where the property abuts any other land located in the GU, AGR, AU, ARR, REU, RU-1-7, RU-1-9, RU-1-11, RU-1-13, RR-1, EU, EU-1, EU-2, SEU, SR, RVP, TR-1-A, TR-1, TR-2, TR-3, TRC-1, RRMH-1, RRMH-2.5, RRMH-5, EA, PA or GML zoning classifications, the maximum height threshold of any structure or building thereon shall be 35 feet.

b. Where the property abuts any other land located in the RA-2-4, RA-2-6, RA-2-8, RA-2-10, RU-2-4, RU-2-6, RU-2-8, RU-2-10, RU-2-12, RU-2-15, RU-2-30, RP, BU-1-A, BU-1, BU-2, IU, IU-1, TU-1, TU-2, PIP or PBP zoning

classifications, the maximum height threshold of any structure or building thereon shall be 45 feet.

- c. Where any structure or building exceeds 35 feet in height, all conditions enumerated in section 62-2101.5 as applicable shall be fully satisfied.
- d. Structures or buildings may not exceed the maximum height thresholds stated in this subsection unless otherwise permitted by section 62-2101.5.
- (9) *Ownership.* A multi-family residential development site shall be subject to single ownership or condominium ownership...



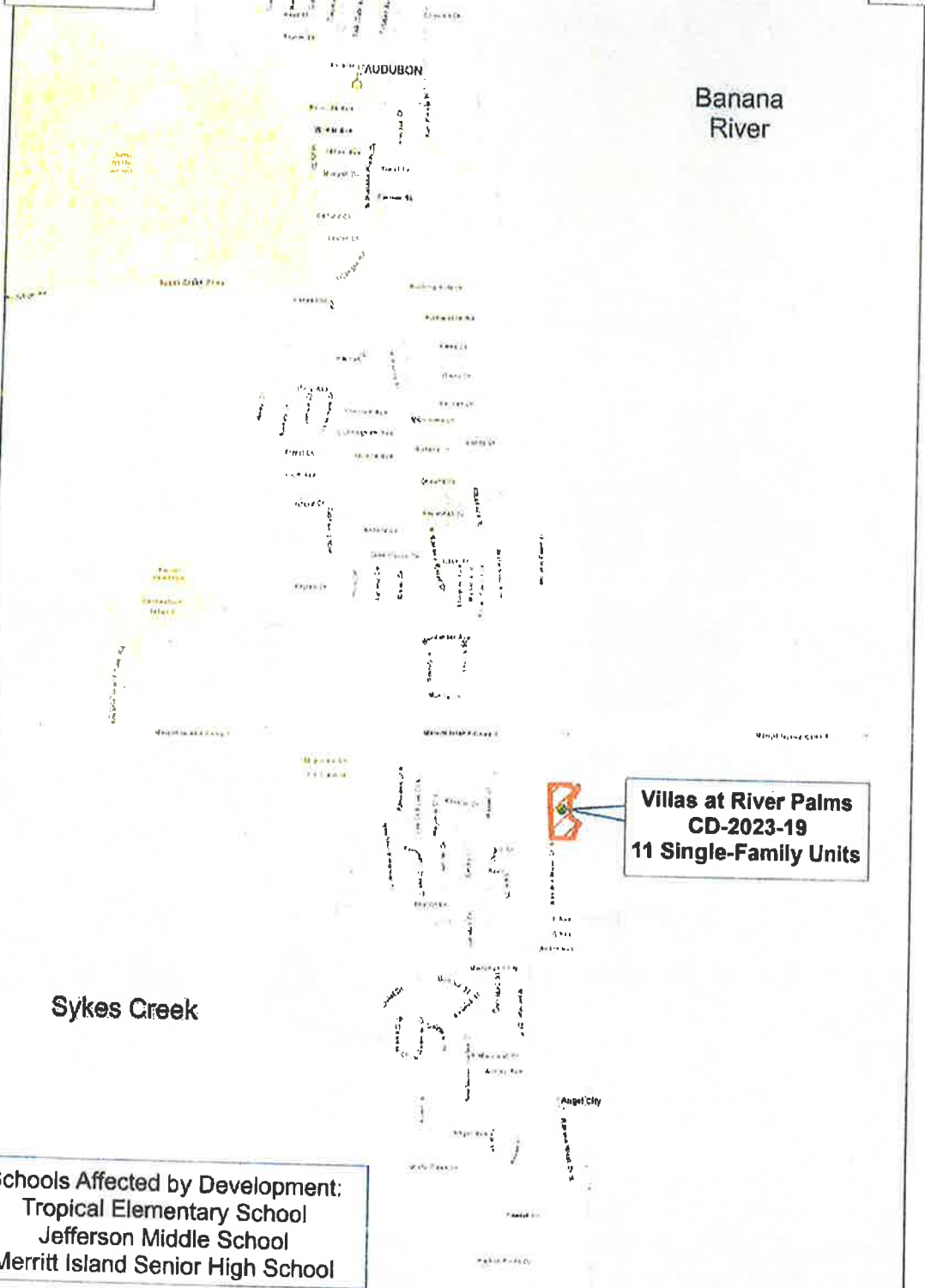
MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
September 26, 2024

ITEM III. B.

AGENDA REPORT ITEM:	Development Presentations
PROJECT:	Villas at River Palms; S. Banana River Dr., 265 South of SR 520
Requested Action:	Consideration of Recommendation to rezone from BU-2 to RU-1-7 to create an 11 single-family home subdivision.
Summary Explanation & Background:	
<p>Location: 120 S. Banana River Drive, Merritt Island, Florida, situated on S. Banana River Drive, adjacent to the Banana River Lagoon, approximately 265 ft. south of E. Merritt Island Causeway Application Number: (23Z00067) Tax Account Numbers: 2438912, 2438913, 2438914, 2438915, 2438917 & 2438918. Zoning Request: Rezoning Request BU-2 to RU1-7 Purpose: To allow for creating a subdivision comprised of 11 Single Family Luxury Waterfront Homes on approximately 2.7 acres on the above assembled Tax Account parcels.</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 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. Banana River Drive.</p>	
Fiscal Impact:	None
Exhibits Attached:	Supporting Application Documents



Villas at River Palms Location Map



Banana River

Sykes Creek

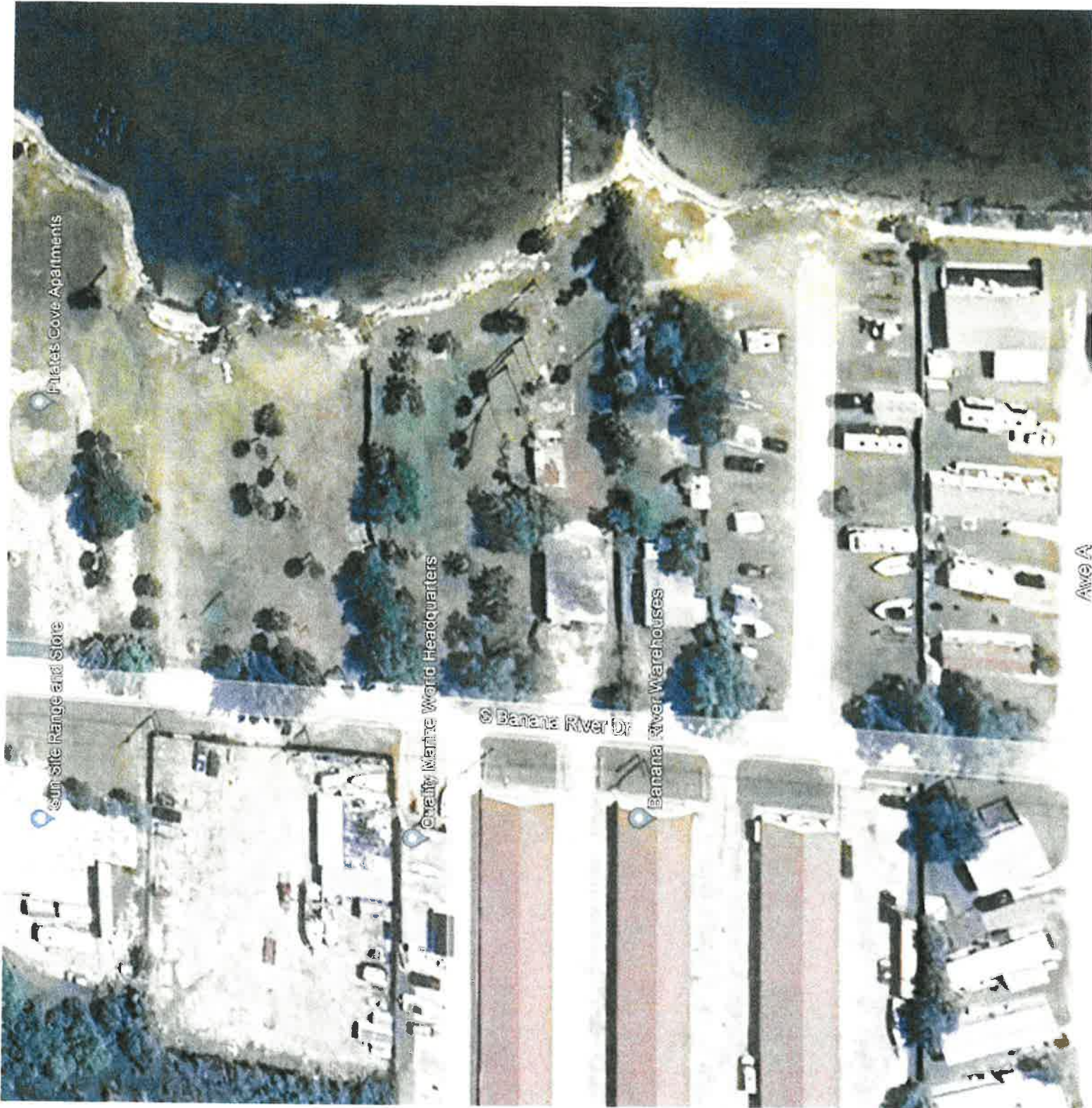
**Villas at River Palms
CD-2023-19
11 Single-Family Units**

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

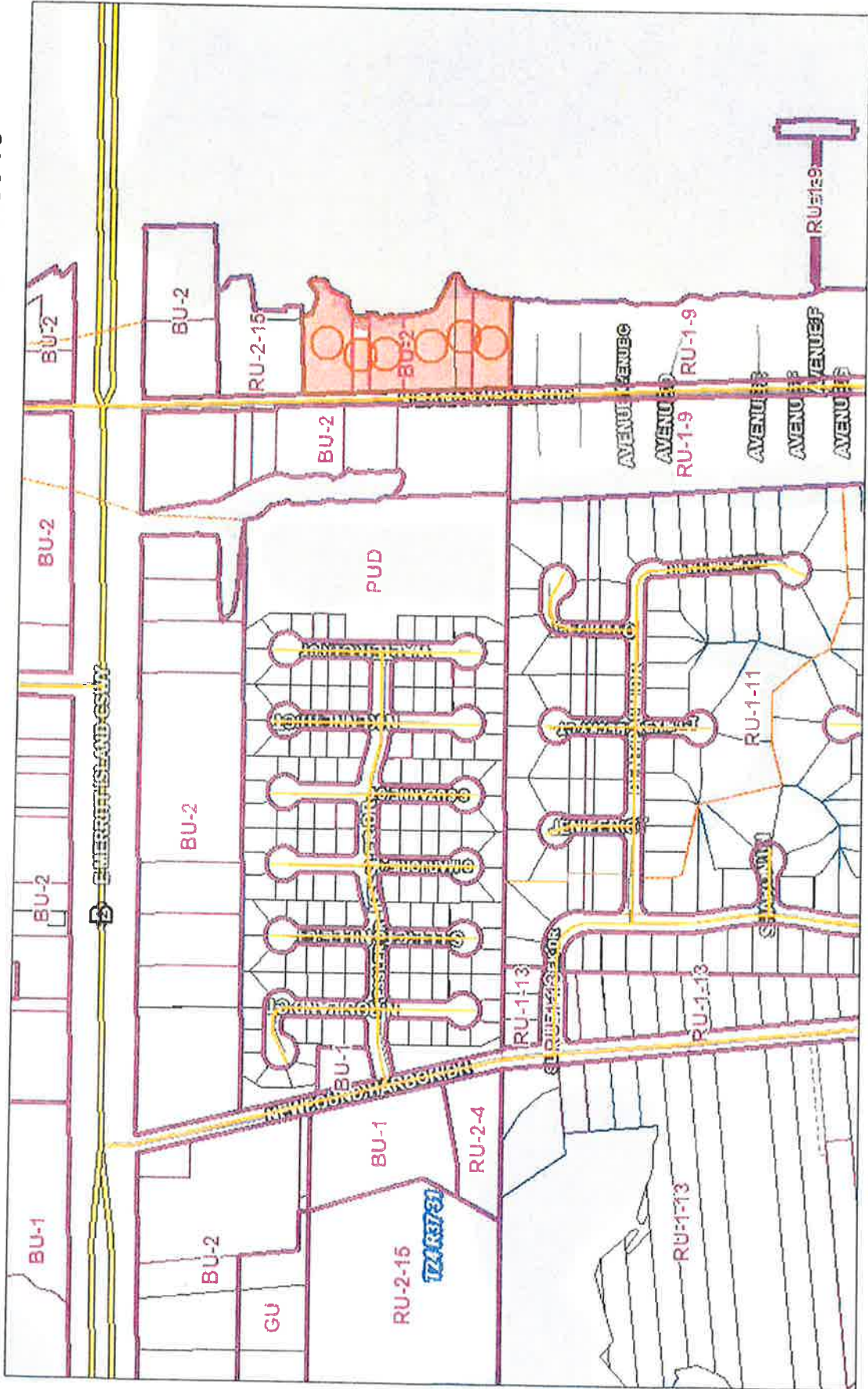
Drawn By:
Planning & Project Management
Blake Stinson
August 14, 2023



89



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



97 23

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: RU-1-7

PROPERTY OWNER INFORMATION

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

*Need additional owners identified**

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

APPLICANT INFORMATION IF DIFFERENT FROM OWNER:

Attorney Agent Contract Purchaser Other

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

①

APPLICATION NAME

- Large Scale Comprehensive Plan Amendment (CP) (greater than 50 acres)
- Small Scale Comprehensive Plan Amendment (CP) (less than 50 acres)
- Text Amendment (CP): Element _____
- Other Amendment (CP): Name _____
- 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: Name _____

Acreage of Request: 2.7 Acres

Reason for Request:

To enable the development of a high-quality riverfront single family detached subdivision. The undeveloped 5 lot parcel contiguous to the north is zoned RU-2-15, Multiple Family Residential. The property contiguous to the south is zoned RU-1-9 and has been developed as the River Palms Mobile Home Park.

Proposing 11 S.F. lots

REVISED

12:46 pm, Jul 05, 2024

The undersigned understands this application must be complete and accurate prior to advertising a public hearing:

- I am the owner of the subject property, or if corporation, I am the officer of the corporation authorized to act on this request.
- I am the legal representative of the owner of the subject property of this application. (Notarized Authorization to Act must be submitted with application)
- An approval of this application does not entitle the owner to a development permit.
- For Variances, I understand that building permits will not be approved until 30 days after the date the order is signed, in order to comply with the appeal procedure.
- I certify that the information in this application and all sketches and data attached to and made part hereof are true and accurate to the best of my knowledge.

Edward Fleis

Signature of Property Owner or Authorized Representative

8.14.2023

Date

State of Florida

County of Brevard

Subscribed and sworn before me, by physical presence or online notarization,

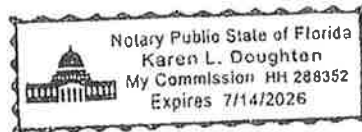
this 14th day of, August, 2023, personally appeared

Edward Fleis, who is personally known to me or produced

_____ as identification, and who did / did not take an oath.

Karen Doughten
Notary Public Signature

Seal



3

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
-----	-----	-----	-----	-------	------------

Planner: Melissa W. Sign Issued to: CJE 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.

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ACCELA # 23Z00067

DOCUMENT SUBMITTAL REQUIREMENTS

Application type	Application	Authorization to Act Form ¹	Recorded Property Deeds	Legal Description of Request ²	Certified Survey ³	Property Appraisers Map	Concurrency	School Concurrency ³	Wetland Survey ⁴	CUP Worksheet & Sketch ⁵	Comp Plan Information ⁶	Notice to Applicants	Neighbors Affidavit ⁷	Letter to Zoning Official	Variance Hardship Worksheet ⁹	*Additional Documentation	Fees
	NUMBER OF COPIES REQUIRED																
Staff to check indicating receipt																	
Comprehensive Plan Amendment ⁶	1	1	1	2	2	1	1	1	1	1	1	1	1	1		*	Y
Zoning request	1	1	1	1	1	1	1	1	1	1	1	1	1	1		*	Y
Conditional Use Permit (CUP)	1	1	1	1	1 ⁸	1	1	1	1	1	1	1	1	1			Y
AA – Waiver	1	1			1	1							1	1			Y
AA – Easement or Flag lot	1	1	1	1	1	1											Y
Variance	1	1	1	1	1	1									1	*	Y

¹If the property is not owned in entirety by the applicant, either an Authorization to Act form or a notarized letter from each/all property owners of the subject property is required.

²Legal Description must be typed on a separate sheet, if not easily described on the deed.

³School Board Concurrency application is required if the request represents an increase of more than one residential unit.

⁴Wetland Survey required on Commercial or Industrial property.

⁵CUP applications require a completed worksheet and a sketch plan with the application signed by a planner.

⁶Must include Comprehensive Plan Amendment supplemental form reviewed by a planner prior to submitting formal application. The supplement must include a written statement explaining the rationale and the appropriate data and analysis necessary to support the proposed change.

⁷Administrative waivers requiring a signed affidavit from all abutting property owners indicating no objection to the requested waiver of lot size, width or depth requirement. The affidavit must state the specific request.

⁸Survey must be submitted if requested by staff.

⁹Variance Hardship Worksheet must be filled out completely, addressing the six criteria for a hardship.

***Additional information may be requested by staff dependent upon the requested action. These include but are not limited to impact analysis studies:**

Traffic Impact Analysis (TIA): TIA must be submitted if required by the County Traffic Engineer. Analysis methodology must be coordinated with the Traffic Engineering Office.

Environmental Impact Analysis: The analysis must be conducted by a qualified environmental professional and dated less than one year old. The analysis must document the types of habitat found on site; identify vegetation types, soils types, wetlands, floodplain; and any other environmental concerns.

Water and Sewer Demand: Identify the potable water and sanitary sewer demand for the amendment based on the current and proposed future land use designations using the per capita water and wastewater standards of the applicable service provider.

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CALCULATION OF PUBLIC HEARING APPLICATION FEES -ZONING OFFICE

PUBLIC HEARING APPLICATION FEES	BASE FEE	ACREAGE FEE	UNIT FEE	SUB-TOTAL
REZONING				
Environmental Area	511.00			
Residential Professional	960.00			
General Use and Agricultural Use	849.00*	(-5) x 24**		
Single-Family Residential	849.00*	(2.7 -5) x 24**		849.00
Single-Family Mobile Home	849.00*	(-5) x 24**		
Commercial/Planned Commercial	1,184.00	() x 24		
Tourist Commercial	1,855.00	() x 45		
Industrial/Planned Industrial	1,855.00	() x 45		
Planned Unit Development	5,661.00	() x 45		
Single-Family Attached Residential	960.00		() x 24	
Multiple-Family Residential	960.00		() x 24	
Recreational Vehicle Park	1,408.00		() x 24	
Mobile Home Park/Mobile Home Co-op	1,408.00		() x 24	
CUP'S OR ROU APPLICATIONS				
Fee per request (with rezoning)	447.00			
Fee per request (without rezoning)	849.00			
OTHER APPLICATION FEES				
Consultant fee Retainer per Tower Application	6,934.00			
Transfer of Development Rights	1,520.00			
Comprehensive Plan Appeals (Vested Rights)				
One (5.0 acres or less) Single-family residential	433.00			
All other Appeals	1,733.00			
Variance/Appeals of Administrative Interpretation				
Base Fee	598.00			
Fee for each additional request	182.00			
Special Hearing Fee for P & Z / LPA	3,692.00			
Special Hearing Fee for BOA	1,872.00			
All Other Unlisted Zoning Applications	849.00			
Miscellaneous				
COMPREHENSIVE PLAN AMENDMENTS				
Small Scale Amendment	919.00			
Large Scale Amendment	1,785.00	\$43 per acre		
Maximum Fee on a Single Application	17,334.00			
			SUB-TOTAL ***j****	
FEES COLLECTED FOR ADMINISTRATIVE ACTIONS				
Office of Natural Resources zoning review (if applicable)	300.00			
flag lot &/or easement review	360.00			300.00
Land Development PUD review	100.00			
flag lot &/or easement review	150.00			
Address Assignment review of flag lot &/or easement	100.00			
Zoning fee	277.00			
BASE FEE ADJUSTMENTS				
* If area for these requests have the potential for only one more lot, the fee is	288.00			
** Maximum acreage fees for these requests shall be	2,240.00			
*** Maximum Planned Unit Development Fee shall be	13,432.00			
**** Maximum fee for all other zoning requests shall be	8,955.00			1,149.00
			TOTAL	

6



Planning & Development
Central Cashier
 2725 Judge Fran Jamieson Way
 Building A, Room 114
 Melbourne, FL 32940

RECEIPT OF PAYMENT

Payment Date: 8/29/2023
 Receipt #: 717356
 Transaction Id# 141759525

Payment Method	Payment Reference #	Amount Paid	Comments
e-Check	141759525	\$1,174.00	
		\$1,174.00	Total

120 S BANANA RIVER DR, MERRITT ISLAND, FL 32952

Rezoning \$1,174.00

23Z00067

Fee	Invoice #	Amount
Application Processing Fee	873784	\$25.00
Rezoning Natural Resources Review	873786	\$300.00
Rezoning Single Family Residential	873786	\$849.00

Grand Total \$1,174.00

Reprint Date: 07/05/24

Additional Fees may apply to obtain a Certificate of Completion, a Certificate of Occupancy, Pre-Power, or Final Inspection
To verify fees please visit the Brevard County Planning & Development Search.

www.brevardcounty.us/PlanningDev

P (321) 633-2068 F (321) 633-2052



Receipt_AA_2016_SSRS

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? Yes/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

8

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

9

School Board of Brevard County

2700 Judge Fran Jamieson Way • Viera, FL 32940-6699
Dr. Mark J. Rendell, Ed.D., Superintendent



August 14, 2023

Mr. Paul Body, Planner III
Land Development Section
Planning & Development Department
Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way
Viera, Florida 32940

**RE: Proposed Villas Development
School Impact Analysis – Capacity Determination CD-2023-19**

Dear Mr. Paul Body,

We received a completed *School Facility Planning & Concurrency Application* for the referenced development. The subject property is Tax Account number 2438912 (Parcel ID number: 24-37-31-01-*40), Tax Account number 2438913 (Parcel ID number: 24-37-31-01-*43), Tax Account number 2438914 (Parcel ID number: 24-37-31-01-*44), Tax Account number 2438915 (Parcel ID number: 24-37-31-01-*46), Tax Account number 2438917 (Parcel ID number: 24-37-31-01-*49) and Tax Account number 2438918 (Parcel ID number: 24-37-31-01-*49.01) containing a total of approximately 2.7 acres in District 2, Brevard County, Florida. The proposed development includes 11 single-family homes. The School Impact Analysis of this proposed development has been undertaken and the following information is provided for your use.

The calculations used to analyze the prospective student impact are consistent with the methodology outlined in Section 13.2 and Amended Appendix "A"-School District Student Generation Multiplier (approved April 11, 2022) of the *Interlocal Agreement for Public School Facility Planning & School Concurrency (ILA-2014)*. The following capacity analysis is performed using capacities/projected students as shown in years 2023-24 to 2027-28 of the *Brevard County Public Schools Financially Feasible Plan for School Years 2022-23 to 2027-28* which is attached for reference.

Single-Family Homes	11		
Students Generated	Student Generation Rates	Calculated Students Generated	Rounded Number of Students
Elementary	0.24	2.64	3
Middle	0.07	0.77	1
High	0.12	1.32	1
Total	0.43		5

Planning & Project Management
Facilities Services

Phone: (321) 633-1000 x11418 • FAX: (321) 633-4646



An Equal Opportunity Employer

84

**FISH Capacity (including relocatable classrooms) from the
Financially Feasible Plan (FFP) Data and Analysis for School Years 2023-24 to
2027-28**

School	2023-24	2024-25	2025-26	2026-27	2027-28
Tropical	910	910	910	910	910
Jefferson	873	873	873	873	873
Merritt Island	1,962	1,962	1,962	1,962	1,962

Projected Student Membership

School	2023-24	2024-25	2025-26	2026-27	2027-28
Tropical	669	614	600	572	545
Jefferson	608	600	609	563	548
Merritt Island	1,546	1,512	1,457	1,437	1,454

s Generated by Newly Issued SCADL Reservations Since FFP

School	2023-24	2024-25	2025-26	2026-27	2027-28
Tropical	-	-	-	-	-
Jefferson	-	-	1	1	1
Merritt Island	-	-	2	2	2

**Cumulative Students Generated by
Proposed Development**

School	2023-24	2024-25	2025-26	2026-27	2027-28
Tropical	-	0	1	3	3
Jefferson	-	0	0	1	1
Merritt Island	-	0	1	1	1

**Total Projected Student Membership (includes
Cumulative Impact of Proposed Development)**

School	2023-24	2024-25	2025-26	2026-27	2027-28
Tropical	669	614	601	575	548
Jefferson	608	600	610	565	550
Merritt Island	1,546	1,512	1,460	1,440	1,457

**Projected Available Capacity =
FISH Capacity - Total Projected Student Membership**

School	2023-24	2024-25	2025-26	2026-27	2027-28
Tropical	241	296	309	335	362
Jefferson	265	273	263	308	323
Merritt Island	416	450	502	522	505

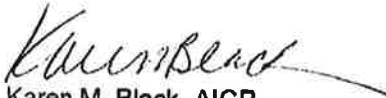
At this time, Tropical Elementary School, Jefferson Middle School, and Merritt Island Senior High School are projected to have enough capacity for the total of projected and potential students from the Villas at River Palms development.

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This is a **non-binding** review; a *Concurrency Determination* must be performed by the School District prior to a Final Development Order and the issuance of a Concurrency Evaluation Finding of Nondeficiency by the Local Government.

We appreciate the opportunity to review this proposed project. Please let us know if you require additional information.

Sincerely,



Karen M. Black, AICP
Manager – Facilities Planning & Intergovernmental Coordination
Planning & Project Management, Facilities Services

Enclosure: *Brevard County Public Schools Financially Feasible Plan for School Years 2022-23 to 2027-28*

Copy: Susan Hann, AICP, Assistant Superintendent of Facility Services
File CD-2023-19

David G. Lindemann, AICP, Director of Planning & Project Management,
Facilities Services
File CD-2023-19

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L24000245260
FILED 8:00 AM
May 28, 2024
Sec. Of State
jnhorne

Article I

The name of the Limited Liability Company is:
VILLAS AT RIVER PALMS LLC

Article II

The street address of the principal office of the Limited Liability Company is:
8255 CASCADE ST
SUITE 120
COMMERCE TWP, MI. UN 48382

The mailing address of the Limited Liability Company is:
8255 CASCADE ST
SUITE 120
COMMERCE TWP, MI. UN 48382

Article III

The name and Florida street address of the registered agent is:
RIVER PALMS MOBILE HOME PARK ASSOC LP
200 S BANANA RIVER DR
MERRITT ISLAND, FL. 32952

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: TERESA SCHENK

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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 # 242 000 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 SEUNE 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)

The undersigned understands this application must be complete and accurate prior to advertising a public hearing:

- I am the owner of the subject property, or if corporation, I am the officer of the corporation authorized to act on this request.
- I am the legal representative of the owner of the subject property of this application. (Notarized Authorization to Act must be submitted with application)
- An approval of this application does not entitle the owner to a development permit.
- For Variances, I understand that building permits will not be approved until 30 days after the date the order is signed, in order to comply with the appeal procedure.
- I certify that the information in this application and all sketches and data attached to and made part hereof are true and accurate to the best of my knowledge.

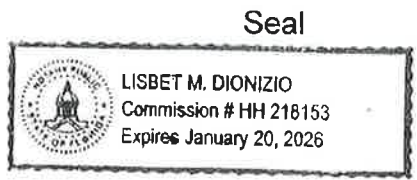
Manuel E. Buten
Signature of Property Owner or Authorized Representative

7/15/24
Date

State of Florida
County of Monroe Island

Subscribed and sworn before me, by physical presence or _____ online notarization, this 15 day of July, 2024, personally appeared Manuel Buten who is personally known to me or produced _____ as identification, and who did / did not take an oath.

Lisbet M. Dionizio
Notary Public Signature



(3)

Office Use Only:

Accela No. 242000⁴⁰ Fee: 1,308.00 Date Filed: 7/15/24 District No. 2

Tax Account No. (list all that apply) 2426699

Parcel I.D. No.

24 36 35 01 A 1
Twp Rng Sec Sub Block Lot/Parcel

Planner: GCR Sign Issued to: C.E. Notification Radius: 500'

MEETINGS

	DATE	TIME
<input checked="" type="checkbox"/> P&Z	<u>10/14/24</u>	<u>3 pm</u>
<input type="checkbox"/> PSJ Board	_____	_____
<input type="checkbox"/> NMI Board	_____	_____
<input type="checkbox"/> LPA	_____	_____
<input type="checkbox"/> BOA	_____	_____
<input checked="" type="checkbox"/> BCC	<u>11/7/24</u>	<u>5 pm</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

Location of subject property:

SW Corner of Palmetto Ave + LeJeune Drive

Description of Request:

Revoke RU-1-11 TO RU-2-8

DOCUMENT SUBMITTAL REQUIREMENTS

Application type	Application	Authorization to Act Form ¹	Recorded Property Deeds	Legal Description of Request ²	Certified Survey ³	Property Appraisers Map Staff	Concurrency Staff	School Concurrency ³	Wetland Survey ⁴	CUP Worksheet & Sketch ⁵	Comp Plan Information ⁶	Notice to Applicants	Neighbors Affidavit ⁷	Letter to Zoning Official	Variance Hardship Worksheet ⁹	*Additional Documentation	Fees
	NUMBER OF COPIES REQUIRED																
Staff to check indicating receipt																	
Comprehensive Plan Amendment ⁶	1	1	1	2	2	1	1	1		1						*	Y
Zoning request	1	X	1	1	X	1	X	X			1					*	Y
Conditional Use Permit (CUP)	1	1	1	1	1 ⁸	1				1		1					
AA - Waiver	1	1			1	1								1	1		Y
AA - Easement or Flag lot	1	1	1	1	1	1											Y
Variance	1	1	1	1	1	1									1	*	Y

¹ Authorization to Act form is required, if other than the owner of record is making the application. If the property is not owned in entirety, by the applicant, either a Form "A", or a notarized letter must accompany the application giving written consent by all property owners of the subject property.

² Legal Description must be typed on a separate sheet, if not easily described on the deed.

³ School Board Concurrency application is required if the request represents an increase of more than one residential unit.

⁴ Wetland Survey required on Commercial or Industrial property.

⁵ CUP applications require a completed worksheet and a sketch plan with the application signed by a planner.

⁶ Must include Comprehensive Plan Amendment supplemental form reviewed by a planner prior to submitting formal application. The supplement must include a written statement explaining the rationale and the appropriate data and analysis necessary to support the proposed change.

⁷ Administrative waivers requiring a signed affidavit from all abutting property owners indicating no objection to the requested waiver of lot size, width or depth requirement. The affidavit must state the specific request.

⁸ Survey must be submitted if requested by staff.

⁹ Variance Hardship Worksheet must be filled out completely, addressing the six criteria for a hardship.

*Additional information may be requested by staff dependent upon the requested action. These include but are not limited to impact analysis studies:

Traffic Impact Analysis (TIA): TIA must be submitted if required by the County Traffic Engineer. Analysis methodology must be coordinated with the Traffic Engineering Office.

Environmental Impact Analysis: The analysis must be conducted by a qualified environmental professional and dated less than one year old. The analysis must document the types of habitat found on site; identify vegetation types, soils types, wetlands, floodplain, and any other environmental concerns.

Water and Sewer Demand: Identify the potable water and sanitary sewer demand for the amendment based on the current and proposed future land use designations using the per capita water and wastewater standards of the applicable service provider.

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CALCULATION OF PUBLIC HEARING APPLICATION FEES - ZONING OFFICE

PUBLIC HEARING APPLICATION FEES	BASE FEE	ACREAGE FEE	UNIT FEE	SUB-TOTAL
REZONING				
Environmental Area	511.00			
Residential Professional	960.00			
General Use and Agricultural Use	849.00*	(-5) x 24**		
Single-Family Residential	849.00*	(-5) x 24**		
Single-Family Mobile Home	849.00*	(-5) x 24**		
Commercial/Planned Commercial	1,184.00	() x 24		
Tourist Commercial	1,855.00	() x 45		
Industrial/Planned Industrial	1,855.00	() x 45		
Planned Unit Development	5,661.00	() x 45		
Single-Family Attached Residential	960.00	() x 24		960.00
Multiple-Family Residential	960.00	(2) x 24		48.00
Recreational Vehicle Park	1,408.00	() x 24		
Mobile Home Park/Mobile Home Co-op	1,408.00	() x 24		
CUP'S OR ROU APPLICATIONS				
Fee per request (with rezoning)	447.00			
Fee per request (without rezoning)	849.00			
OTHER APPLICATION FEES				
Consultant fee Retainer per Tower Application	6,934.00			
Transfer of Development Rights	1,520.00			
Comprehensive Plan Appeals (Vested Rights)				
One (5.0 acres or less) Single-family residential	433.00			
All other Appeals	1,733.00			
Variance/Appeals of Administrative Interpretation				
Base Fee	598.00			
Fee for each additional request	182.00			
Special Hearing Fee for P & Z / LPA	3,692.00			
Special Hearing Fee for BOA	1,872.00			
All Other Unlisted Zoning Applications	849.00			
Miscellaneous				
COMPREHENSIVE PLAN AMENDMENTS				
Small Scale Amendment	919.00			
Large Scale Amendment	1,785.00	\$43 per acre		
Maximum Fee on a Single Application	17,334.00			
FEES COLLECTED FOR ADMINISTRATIVE ACTIONS				SUB-TOTAL *****
Office of Natural Resources zoning review (if applicable)	300.00			300.00
flag lot &/or easement review	360.00			
Land Development PUD review	100.00			
flag lot &/or easement review	150.00			
Address Assignment review of flag lot &/or easement	100.00			
Zoning fee	277.00			
BASE FEE ADJUSTMENTS				
* If area for these requests have the potential for only one more lot, the fee is	288.00			
** Maximum acreage fees for these requests shall be	2,240.00			
*** Maximum Planned Unit Development Fee shall be	13,432.00			
**** Maximum fee for all other zoning requests shall be	8,955.00			
				TOTAL
				<u>1,308.00</u>

(6)



Planning & Development
Central Cashier
2725 Judge Fran Jamieson Way
Building A, Room 114
Melbourne, FL 32940

RECEIPT OF PAYMENT

Payment Date: 7/15/2024
Receipt #: 761526
Transaction Id#

Payment Method	Payment Reference #	Amount Paid	Comments
Cash		\$1,333.00	
		\$1,333.00	Total

245 LEJEUNE DR, MERRITT ISLAND, FL 32953

Rezoning		\$1,333.00
24Z00040		
Fee	Invoice #	Amount
Application Processing Fee	930881	\$25.00
Rezoning Multiple Family Residential	930884	\$1,008.00
Rezoning Natural Resources Review	930887	\$300.00

Grand Total \$1,333.00

Additional Fees may apply to obtain a Certificate of Completion, a Certificate of Occupancy, Pre-Power, or Final Inspection.
To verify fees please visit the Brevard County Planning & Development Search.

www.brevardcounty.us/PlanningDev
P (321) 633-2068 F (321) 633-2052

7 43

Zoning Information Worksheet

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

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

Parcel ID#: 24/36/35/01/11
(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: (3)

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: Why? (3)
Non-Conforming to:

Is this a substandard lot? Yes/No: Why? (3)

What is the FLU Designation of the property?: NC

- Is the requested zoning consistent with the FLU? Yes/No: (3) (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

23800003 - PUD TO PUD and POP Board ok 11/14/23 Palmetto

23800004 - PUD TO POP amendment 12/21/23 3,050'

2,280' east on SW corner of E. Meaditt Ave & Bowman Driv (3) S. side

Palmetto AA

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

Abutting property zoning: N BU-1 across st. S RN-1-11 E Mod W RN-2-15

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

Reason for Rezoning Request: RN-1-11 to RN-2-8

- If proposing single-family or multi-family how many units? 2
- If proposing a CUP for alcohol, how many seats? _____ Bar or Restaurant? _____
 - o Do you have a certified survey indicating there are no churches or schools within 400'? Yes/No
 - o Do you have a site plan showing the layout and parking configuration? Yes/No
 - o 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? house & detached garage

Describe the character of the area based upon Administration Policy 3 of FLUE (attached):
Mixed use area, Commercial, multi-family & S.F. use.

Concerns raised as part of request: Bldg. fail to meet setbacks.

Other options discussed with applicant: Need variances to create new. Proposed new home will be a detached residence.

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

[Signature]
Planner Signature

7/16/24
Date

Administrative Policy 3

Compatibility with existing or proposed land uses shall be a factor in determining where a rezoning or any application involving a specific proposed use is being considered. Compatibility shall be evaluated by considering the following factors, at a minimum:

Criteria:

- A. Whether the proposed use(s) would have hours of operation, lighting, odor, noise levels, traffic, or site activity that would significantly diminish the enjoyment of, safety or quality of life in existing neighborhoods within the area which could foresee ably be affected by the proposed use;
- B. Whether the proposed use(s) would cause a material reduction (five percent or more) in the value of existing abutting lands or approved development.
- C. Whether the proposed use(s) is/are consistent with an emerging or existing pattern of surrounding development as determined through an analysis of:
 1. Historical land use patterns;
 2. Actual development over the immediately preceding three years; and
 3. Development approved within the past three years but not yet constructed.
- D. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan.

Notice to Applicants for Change of Land Use

The Planning and Zoning Office staff will be preparing a package of written comments concerning your request. These comments will be provided to the Planning and Zoning Board and Board of County Commissioners. The comments will address the following:

The current zoning of the property along with its current development potential and consistency with the Brevard County Comprehensive Plan use and density restrictions.

The proposed zoning of the property along with its development potential and Consistency with the Board County Comprehensive Plan use and density restrictions.

The proposal's impact on services, such as roads and schools.

The proposal's impact upon hurricane evacuation, if applicable.

Environmental factors.

Compatibility with surrounding land uses.

Consistency with the character of the area.

You may place your own written comments regarding these items into the record. Up to two typewritten pages can be included in the package if received 10 working days prior to the Planning and Zoning Board hearing. You are not required to provide written comments. *An Applicant presentation to the Planning and Zoning Board is required regardless of written submittals.* The board may approve the requested classification or a classification which is more intensive than the existing classification, but less intensive than the requested classification.

Staff comments will be available approximately one week prior to the Planning and Zoning Board hearing. These comments will be made available to you at that time. In order to expedite receipt of staff's comments, please provide an e-mail address or fax number below. Alternatively, a copy of staff's comments will be mailed via the U.S. Postal Service.

NOTES:

- If your application generates public opposition, as may be expressed in letters, petitions, phone calls, testimony, etc., you are advised to meet with concerned parties in an effort to resolve differences prior to the BCC taking final action on the request; therefore, you are encouraged to meet with affected property owners prior to the public hearing by the Planning & Zoning Board/Local Planning Agency (P&Z/LPA). During the course of conducting the public hearing, if the P&Z/LPA finds the application is controversial, and the applicant has not met with affected property owners, the item shall be tabled to the next agenda to allow such a meeting to take place. If the item is controversial, despite the applicant's efforts to meet with affected property owners, the P&Z/LPA may include, in their motion, a requirement to meet with interested parties again prior to the BCC public hearing. The BCC may also table your request in order for you to meet with interested parties, if this has not occurred prior to the public hearing before the BCC. If you need assistance to identify these parties, please contact the Planning & Zoning Office.
- BCC approval of a zoning application does not vest a project nor ensure issuance of a permit. At the time of permit application, land development regulations and concurrency-related level of service standards must be met.

Please transmit staff's comments via:

_____ or (_____) _____ or U.S. Mail
e-mail address fax number

Yes/No

I have received a copy of this notice.

Manuel E. B. [Signature]
(APPLICANT SIGNATURE)

10

THIS INSTRUMENT CONTAINS THE OFFICIAL
RECORD BOOK AND PAGE NUMBERS DESCRIBING
THE PARCELS TO BE ADVERTISED.

3

Documentary Deed Tax \$1,960.00

THIS INSTRUMENT PREPARED BY AND RETURN TO

Stephanie Smith

Island Title & Escrow Agency Inc.

2245 N Courtenay Pkwy

Merritt Island, FL 32953

File No 21-3369

Manuel E. Buten

SIGNATURE

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 7th day of **October, 2021** by **Andrew C. Weiss and Amber E. Weiss, husband and wife**, herein called the grantors, to **Manuel Buten, a single man**, whose post office address is 245 LeJeune Dr, Merritt Island, FL 32953, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10 00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BREVARD** County, State of Florida, viz..

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.

Subject to easements, restrictions and reservations of record and to taxes for the year 2021 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD, the same in fee simple forever

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**

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Page Two of Warranty Deed

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Keenan Bevans
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Laura Beth Nelson
Witness #2 Printed Name

[Signature]
Andrew C. Weiss
1720 Sandy Ct, Merritt Island, FL 32952

STATE OF OHIO

COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of October, 2021 by Andrew C. Weiss who is personally known to me or have produced driver's license as identification. FLORIDA



LAURA BETH NELSON
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 05-25-26

[Signature]
Notary Public

Laura Beth Nelson
Printed Notary Name

My Commission Expires: 5-25-26

12

Page Three of Warranty Deed

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of

Tammy Williams
Witness #1 Signature

TAMMY WILLIAMS
Witness #1 Printed Name

Amber E. Weiss
Amber E. Weiss
1720 Sandy Ct, Merritt Island, FL 32952

Elaine Mahnke
Witness #2 Signature

Elaine Mahnke
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 7th day of October, 2021 by Amber E. Weiss who is personally known to me or have produced driver license as identification.

SEAL



Elaine Mahnke
Notary Public

Printed Notary Name

My Commission Expires

(13)

NATURAL RESOURCES MANAGEMENT DEPARTMENT
Zoning Review & Summary
Item No. 23Z00067

Applicant: Edward Fleis (Owner: Villas at River Palms, LLC)

Zoning Request: BU-2 to RU-1-7

Note: to develop 11 single family homes

Zoning Hearing: 10/14/2024; **BCC Hearing:** 11/07/2024

Tax ID No.(s): 2438912, 2438913, 2438914, 2438915, 2438917 and 2438918

- This is a preliminary review based on best available data maps reviewed by the Natural Resources Management Department (NRM) and does not include a site inspection to verify the accuracy of the mapped information.
- In that the rezoning process is not the appropriate venue for site plan review, specific site designs submitted with the rezoning request will be deemed conceptual. Board comments relative to specific site design do not provide vested rights or waivers from Federal, State or County regulations.
- **This review does not guarantee whether or not the proposed use, specific site design, or development of the property can be permitted under current Federal, State, or County Regulations.**

Summary of Mapped Resources and Noteworthy Land Use Issues:

- **Coastal High Hazard Area**
- Floodplain Protection
- Indian River Lagoon Nitrogen Reduction Septic Overlay
- Surface Waters of the State
- Protected and Specimen Trees
- Potential Code Enforcement

Land Use Comments:

Coastal High Hazard Area

Nearly the entirety of these properties are located within the Coastal High Hazard Area (CHHA) as defined by Florida Statute 163.3178(2)(h), and as shown on the CHHA Map. The Coastal Management Element of the Comprehensive Plan, Policy 6.1, designates Coastal High Hazard Areas to be those areas below the elevation of the Category 1 storm surge elevation as defined in Chapter 163, Florida Statute. The parcel may be susceptible to nuisance flooding.

Floodplain Protection

The entire property is mapped within the estuarine floodplain as identified by FEMA and as shown on the FEMA SFHA Map. The property is subject to the development criteria in Conservation Element Objective 4, its subsequent policies, and the Floodplain Ordinance. Chapter 62, Article X, Division 6 states, "No site alteration shall adversely affect the existing surface water flow pattern." Chapter 62, Article X, Division 5, Section 62-3723 (2) states, "Development within floodplain areas shall not have adverse impacts upon adjoining properties."

Indian River Lagoon Nitrogen Reduction Septic Overlay

The entire property is mapped within the Indian River Lagoon Nitrogen Reduction Overlay. Per Chapter 46, Article II, Division IV - Nitrogen Reduction Overlay, if adequate sewer for the development is not available, then the use of an alternative septic system, designed to provide at least 65% total nitrogen reduction through multi-stage treatment processes, shall be required. NRM requires a Septic Maintenance Notice be filed with the Brevard Clerk of Courts.

Surface Waters of the State

The subject property is located on the Indian River Lagoon, designated as a Class II Water, Outstanding FL Water, and Aquatic Preserve in this location. A 50-foot Surface Water Protection Buffer is required. Primary structures shall be located outside the Buffer. Accessory structures are permissible within the Buffer with conditions (e.g., storm water management is provided, avoidance/minimization of impacts, and maximum 30% impervious). The removal of native vegetation located within the Buffer is prohibited unless approved through an active development order. Temporary impacts to native vegetation require in-kind restoration. The Florida Department of Environmental Protection (FDEP) regulates mangrove trimming and can be reached at 407-897-4101. **The applicant is encouraged to contact NRM at 321-633-2016 prior to any activities, plan, or permit submittal.**

Protected and Specimen Trees

Protected (≥ 10 inches in diameter) and Specimen Trees (≥ 24 inches in diameter) may exist on the parcel. Brevard County Landscaping, Land Clearing and Tree Protection ordinance, Section 62-4331(3), encourages the protection of Specimen Trees. The applicant is advised to refer to Article XIII, Division 2, entitled Land Clearing, Landscaping, and Tree Protection, for specific requirements for preservation and canopy coverage requirements. **Applicant should contact NRM at 321-633-2016 prior to performing any land clearing activities.**

Potential Code Enforcement

Information available to NRM indicates that unpermitted land clearing and land alteration activities may have occurred on this property between 2021 and 2023. This includes impacts in the surface water protection buffer. The confirmation of unpermitted land clearing activities may result in code enforcement action.



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
September 26, 2024

ITEM IV. A.

AGENDA REPORT ITEM:	New Business
PROJECT:	Merritt Park Place Grove Street Parking Lot Acquisition
Requested Action:	Presentation, Discussion, and Authorization to Proceed with the Due Diligence Approval and Acquisition Process with Brevard County
Summary Explanation & Background:	
<p>The Merritt Island Redevelopment Agency has been instrumental in the vision, design, and redevelopment of Merritt Park Place since circa 1998, planning and funding several Infrastructure, Parking, Streetscape, Beautification, and Irrigation Improvements to McLeod, Grove, Parnell, Myrtice, Hibiscus, and Tangerine Streets, including entrance signage, streetlighting, medians, landscaping, irrigation, and crosswalks.</p> <p>The MIRA Redevelopment Plan cites Public Parking as an ongoing activity, and Chapters 6-10 state that the lack of public parking has become a significant issue. This issue limits the attraction of quality businesses, clients, and consumer activity that would add to Merritt Park Place's economic vibrancy, customer base, community experience, safety, and business appeal. Unconventional lot sizes and shapes limit the ability to assemble and redevelop sites and promising projects, sometimes conflict with the Brevard County Code requirements given the unique character of Merritt Park Place.</p> <p>The MIRA Board has identified significant issues in Merritt Park Place that remain to be addressed. These issues limit the attraction of quality redevelopment projects. The primary problems are the lack of neighborhood or regional stormwater retention systems and neighborhood public parking areas. An opportunity has arisen to acquire a private parking lot, already improved, within a strategic area of Merritt Park Place for public parking purposes.</p> <p>This agenda item is for the MIRA Board to discuss this opportunity and recommend proceeding with the process leading to Brevard County's acquisition of the property to be assigned under MIRA's management, utilizing MIRA funding for this purpose.</p>	
Fiscal Impact:	\$190,000
Exhibits Attached:	Supporting Information



Merritt Park Place Press

June, 1999

MIRA Update

Even though the Governor cut MIRA's request for funding the sewer installation for the balance of Merritt Park Place, the first phase of the sewer installation, Grove & McLeod Streets, is still a "go" project! Construction should begin on July 6 for the underground portion of the project. The contractor will be onsite for approximately ninety (90) days, at which time the Brevard County Public Works and Road & Bridge Departments will assume construction responsibility. They will resurface the street, allowing for angled parking, etc.

The MSBU ballot will be sent during the month of July, so that results can be determined as to whether paver brick sidewalks, decorative lighting, benches and landscaping will be installed on Grove & McLeod Streets.

Again, be aware that construction commences on Grove & McLeod

Letter from Outgoing President

This has certainly been a busy year for Merritt Park. I've been so proud to represent our membership in the community. Thank you for this opportunity you have given me to work with you to benefit our community and establish friendships that will remain long after this year is over.

The community outside the park is anxiously awaiting the redevelopment of Merritt Park. I am approached frequently by people with questions and positive support for the project. As you might expect the most asked question is, when will the redevelopment begin, and the most supportive statement is, about time something like this happens in Merritt Island, this will really put us on the map. My sentiments exactly. So much strategic planning over the past nine years has gone into this worthwhile project. Just in this past year, much progress has been made. Most important has been the funding sources that have committed to the underground portion of the project, \$752,538, all being funded by the EPA/St. Johns River Water Management District, Brevard County Surface Water Management, Brevard County Road & Bridge, and last but not least, Merritt Island Redevelopment Agency (MIRA). It is time now for the plan to be put into action. The end of July, 1999 is the projected start date for the underground portion of the project (Phase 1), with a completion time of three (3) months. Planning for the second phase is almost at an end. The Merritt Park Place Design Committee has been working with

Doug Robertson of MIRA on above ground upgrades and on lowering the original cost of these upgrades. The cost began around \$700,000, and the committee, without compromising the quality of the upgrades, has brought the cost down by one-half. Some of the credit to lowering the cost also is due to a Community Development Block Grant of \$18,000 and to \$55,000 from the Metropolitan Planning Organization for the sidewalks. The committee still has a meeting scheduled with Doug & FPL to work on the cost of the upgraded lighting. This is expected to finalize the upgrade package. In the meantime, Doug has been meeting with property owners to discuss sidewalk easements & the Municipal Service Benefit Unit (MSBU). The deadline for the MSBU is quickly approaching. It seems as though every thing is in order and property owners are in agreement - only a few more need to be contacted. The MSBU should be finalized and in effect prior to completion of the first phase.

Obviously, we didn't do this alone. On behalf of the Merritt Park Group Association, I would like to extend my thanks to MIRA, our County Commissioners, and countless others, that helped us achieve our goals this year. A very special thanks to Doug Robertson for the commitment and countless hours he has devoted to this project. Without Doug's professional

expertise, we would not be this far along. To Sandee Natowich, our incoming chairperson, my thanks for your support and counsel. Most especially, thank you for spearheading the whole idea of Merritt Park.

To the membership, my thank you for your continuing commitment to our organization. I look forward to seeing you at our September meeting.

MPPG Elections

The following is a list of the MPPG Board of Directors:

- Sandee Natowich, *Chairman*
- Richard Champon, *Vice Chairman*
- Linda Coontz, *Treasurer*
- Dick Day, *Secretary*
- Debra McGirr, *Asst. Secretary*
- Dan Jones
- Linda Molica
- Don Shannon
- Linda Sewell
- Ginny Lambkin
- Ralph DeBlois
- Beth Kring
- Susie Palmer

MPPG Property of the Month: Lasco Enterprises!

Parking Lot

Write a description for your map.



Legend

- Feature 1
- Feature 2
- Lost Garden Tattoos

55



Grove Looking North

Write a description for your map.

Legend

- Feature 1
- Feature 2
- Lost Garden Tattoos



Location, Tax, and Legal ^

Tax Account

2427087

Parcel Number

24-36-35-32-0000k.0-0001.00

County

Brevard

MLS Area Major

251 - Central Merritt Island

General County Location

Central

Subdivision Name

Merritt Park Place

Elementary School

Mila

Middle School

Jefferson

High School

Merritt Island

Tax Annual Amount

1,126.14

Tax Year

2023

Tax Legal Description

MERRITT PARK PLACE LOTS 1,2 BLK K

Directions

From SR3 head west on Merritt Ave. Then turn left on N. Grove St. Property is on your right

F

0 N N. Grove

✕ Close

Merritt Island, FL 32953

\$190,000 #1015130 Active

Media	Description	Location	Listing Details
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More Information



General Property Information

Road Frontage Feet	105	Lot Size Acres	0.3
Lot Size Square Feet	13,068	CDD Fee YN	No
List Price/Acre	633,333.33		

Remarks and Miscellaneous

Public Remarks

Merritt Park Place!! This double lot has 18 parking places, a concrete dumpster pad and room to build. Utilities already in place including water meter, Power meter, sewer hook up. Electric panel, street lighting and fully automatic sprinkler system.

Closing Company Details

Closing Company Name
Countywide Title

Current Use

Other

Development Status

Completed

F

Listing Details

Contract Information

Current Price
\$190,000

Original List Price
\$200,000

Property Sub Type
Unimproved Land

Comp Sale YN
No

Location, Tax, and Legal

Tax Account
2427087

Parcel Number
24-36-35-32-0000k.0-0001.00

County
Brevard

MLS Area Major
251 - Central Merritt Island

General County Location
Central

Subdivision Name
Merritt Park Place

Elementary School
Mila

Middle School
Jefferson

High School
Merritt Island

Tax Annual Amount
1,126.14

Tax Year
2023

Tax Legal Description
MERRITT PARK PLACE LOTS 1,2 BLK K

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From SR3 head west on Merritt Ave. Then turn left on N. Grove St. Property is on your right

More Information

General Property Information

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105

Lot Size Acres
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Lot Size Square Feet
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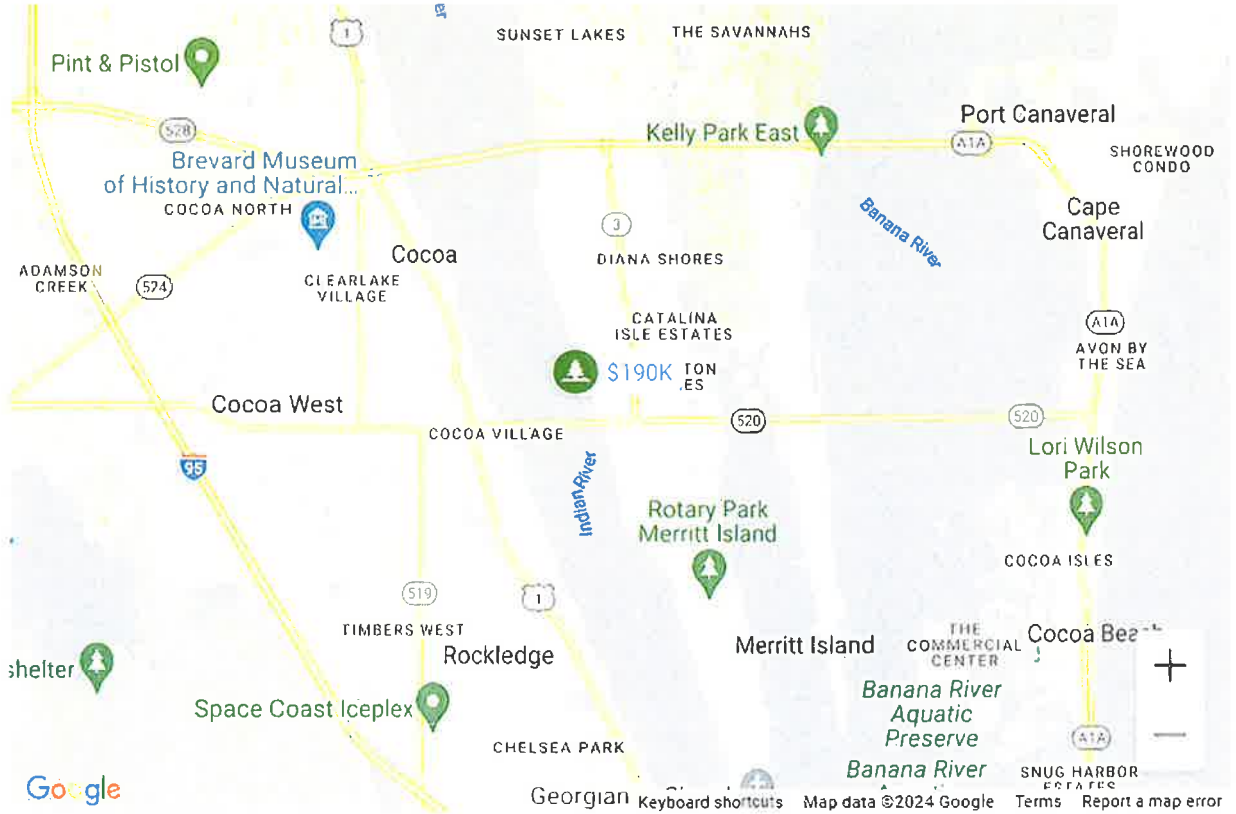
CDD Fee YN
No

List Price/Acre
633,333.33

Description

Merritt Park Place!! This double lot has 18 parking places, a concrete dumpster pad and room to build. Utilities already in place including water meter, Power meter, sewer hook up. Electric panel, street lighting and fully automatic sprinkler system.

Location



F



S



F



F



F



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
September 26, 2024

ITEM V.A.

AGENDA REPORT ITEM:	Ongoing/ Old Business
PROJECT:	Transit Stop Improvements
Requested Action:	Presentation on Locations and Equipment Options for Transit Stop Expenditures
Summary Explanation & Background:	
<p>At the August 22, 2024, MIRA Board Meeting, the Board approved expending \$20,000 of the \$50,000 in the FY 24 budget for transit stop seating improvements, subject to approval of the locations. Space Coast Area Transit (SCAT) preliminarily recommended 16 locations on 520 and North Courtenay Parkway that have high ridership and would benefit from some seating opportunities for riders.</p> <p>Space Coast Area Transit has recommended purchasing the Simme-Seat, a company out of Oregon, to provide the new seats. A double seat with a center pole or a divider cost 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.</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>	
Fiscal Impact:	\$20,000 - \$50,000
Exhibits Attached:	Supporting Documentation

Home New News En Espanol

[Bus Trip Planner](#)
[About SCAT](#)
[Schedules & Maps](#)
[Commuter Assistance](#)
[Specialized Services](#)

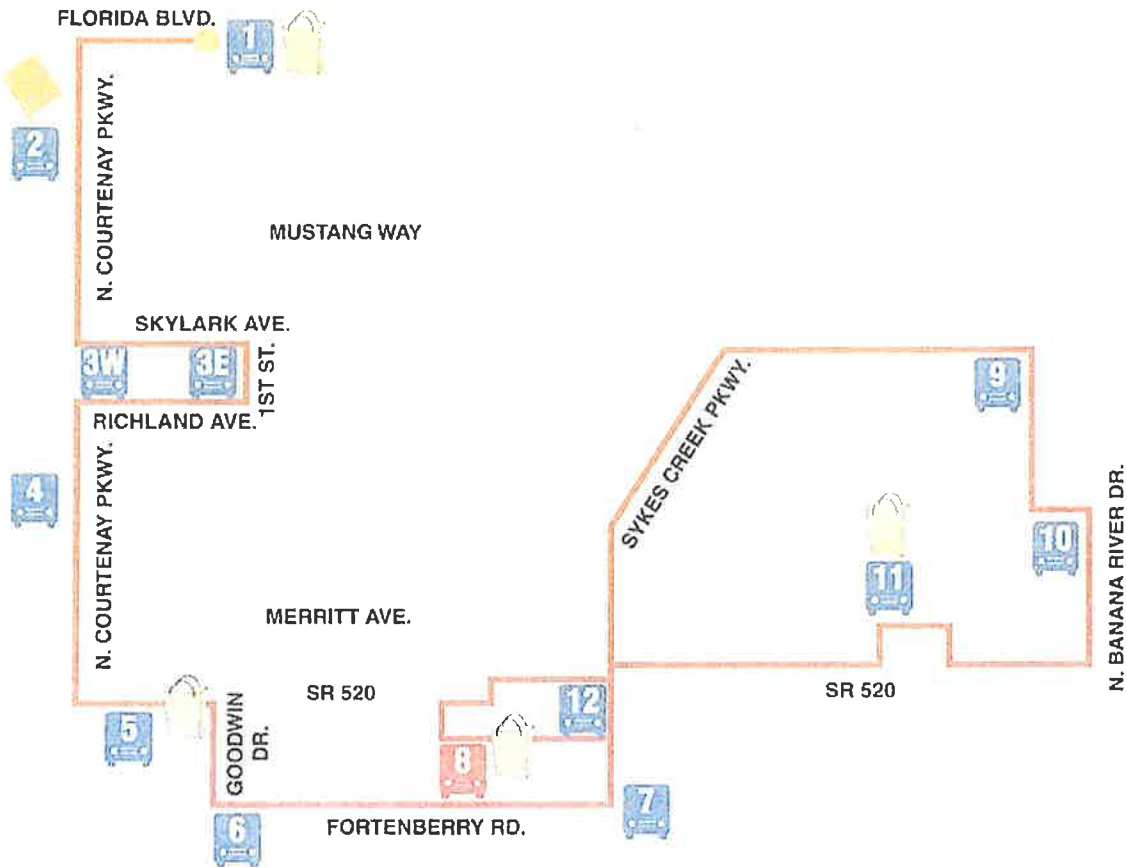
ROUTE 3 ~ MERRITT ISLAND

All scheduled times are approximate and depend on traffic and other conditions. To view the corresponding schedule for each bus stop, click the bus-stop number, and the schedule will appear directly under the map key at the top and also above the map key at the bottom.

[CLICK HERE FOR PRINTABLE VERSION](#)

STARTING POINT
 REFERENCE ROADS
 ROUTE DIRECTION
 BUS STOP NUMBER
 TRANSFER POINT
 HOSPITAL
 SHOPPING
 AIRPORT
 LIBRARY
 COLLEGE

SR 528



STARTING POINT
 REFERENCE ROADS
 ROUTE DIRECTION
 BUS STOP NUMBER
 TRANSFER POINT
 HOSPITAL
 SHOPPING
 AIRPORT
 LIBRARY
 COLLEGE



L

OF SEATS
RECOMMENDED

Potential Shelter Locations
Merritt Island

34


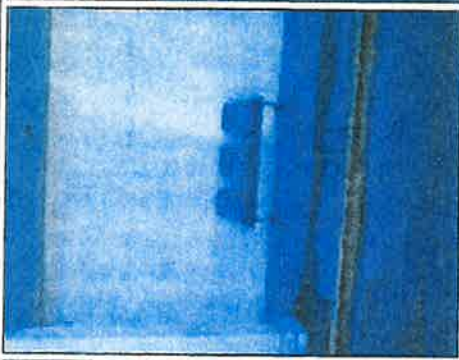


Priority	Location	Ridership	Current Shelter	Notes
1	Sr 520/ S Courtenay Pkwy Southside	1609		Denny's
2	Sr 520/ N Tropical Trail @ 7-11	713	Bench ✓	7-11
3	Sr 520/ S Tropical Trail/ RoSE St	578		Westside Cars
4	N Courtenay Pkwy/ Crockett Blvd (SW Corner)	235	Bench ✓	Church
5	Sr 520/ S Grove St S Side	657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

#6 NO SIDEWALK - JUST BRICKS NEEDS HELP!

Potential Shelter Locations
Merritt Island

Priority	Location	Ridership	Current Shelter	Notes
1	Sr 520/ S Courtenay Pkwy Southside	1609		Denny's
2	Sr 520/ N Tropical Trail @ 7-11	713	Bench	7-11
3	Sr 520/ S Tropical Trail/ RoSE St	578		Westside Cars
4	N Courtenay Pkwy/ Crockett Blvd (SW Corner)	235	Bench	
5	Sr520/ S Grove St S Side	657	Bench	Church
6	Sr 520/ N Courtenay Pkwy Northside @ Dennys	1182	Bench	
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13	Sr 520 Between N Banana River Dr (SW Corner)	201	Bench	Boniface
14	Skylark Ave @ Courtenay Palms	323		
15	Sr 520 Between Milford Point (NW Corner)	170	Bench	
16	Sr 520 @ Jimmy Vickers Car Dealer	167		

<p>ID: 15804</p> <p>Location: SOUTH COURTENAY PKWY & TJ MAXX</p> <p>Latitude: 28.35517</p> <p>Longitude: -80.69996</p> <p>Map</p>	<p>Stop Location: On the sidewalk (adjacent to the street with a raised curb)</p> <p>Bus Location: In a travel-thru lane</p> <p>Relevation to Intersection: Off street</p> <p>Hazards: None</p> <p>Curb Type/Height: Type F-6</p> <p>Signage: Sign not present</p> <p>Amenities: None</p> <p>Bench Accessible: N/A</p> <p>Trashcan Accessible:</p> <p>Schedule Accessible:</p> <p>Sign Mounted Correctly:</p> <p>Bench Obstruction: N/A</p> <p>Trashcan Obstruction:</p> <p>Is there a B&A area: Yes</p> <p>What prevents a B&A area:</p> <p>B&A Materials: Concrete</p> <p>Is the B&A Safe: Yes</p> <p>B&A Condition: No defects</p> <p>Running Slope (%): 0.1</p> <p>B&A Obstructions: No obstruction</p> <p>B&A Barriers: No barriers</p> <p>Sidewalk Connection: Yes</p> <p>Sidewalk Width (feet): 8</p> <p>Cross Slope (%): 0.2</p> <p>1/4" Change in Elevation: No</p> <p>Marked Crosswalk: No</p> <p>Protected Crosswalk:</p> <p>Detectable Warning Condition:</p> <p>Detectable Full Width:</p> <p>24" Detectable Warning:</p> <p>Curb Ramp: No</p> <p>Smooth Transition at Curb Ramp:</p> <p>Curb Ramp Slope:</p> <p>Shelter: No</p> <p>Shelter Condition:</p> <p>Distance from Curb (inches):</p> <p>Wheelchair Info:</p> <p>Accessible Connection:</p> <p>Trip Generators: Retail</p> <p>Recommendations: Add a bus stop sign.</p>
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<p>Direction: Eastbound</p> <p>Average Ridership per Run: 0</p> <p>Scoring: Accessibility: 5 Safety 3</p> <p>Rank: 370 Total Cost: \$2,100</p> <p>Operational: -1 Cost: 10</p> <p>Rideship: 0 Total: 17</p> <p>ADA Compliant: No</p> <p>Quick Fix Items: New Sign</p> <p>Non-Compliant Features: Sign not compliant</p>	 <p>Northbound</p>  <p>Southbound</p>  <p>Supplemental Photo</p>	 <p>Eastbound</p>  <p>Westbound</p>
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ID: 11017 Location: COURTENAY PKWY & TENNESSEE AVE

Latitude: 28.362264

Longitude: -80.700095

MAD

Quick Fix: No ADA Compliant: No Direction: Northbound

Quick Fix Items: Non-Compliant Features: Boarding and alighting area not compliant

Average Ridership per Run: 1 Operational: 2 Cost: -20 Total: -3

Scoring: Accessibility: 4 Safety: 7 Rank: 783 Total Cost: \$15,700

Rideship: 4

Sign Mounted Correctly: Yes

Curb Type/Height: Type F-6

Signage: Standard bus stop sign post

Amenities: Bus Schedule

Bench Accessible: N/A

Trashcan Accessible: Yes

Schedule Accessible: Yes

Bench Obstruction: N/A

Trashcan Obstruction:

Is there a B&A area: No

What prevents a B&A area:

B&A Materials: Concrete

Is the B&A Safe: Yes

B&A Condition: No defects

Running Slope (%): 0.3

B&A Obstructions: No obstruction

B&A Barriers: No barriers

Sidewalk Connection: Yes

Sidewalk Width (feet): 5

Cross Slope (%): 9.5

1/4" Change in Elevation: No



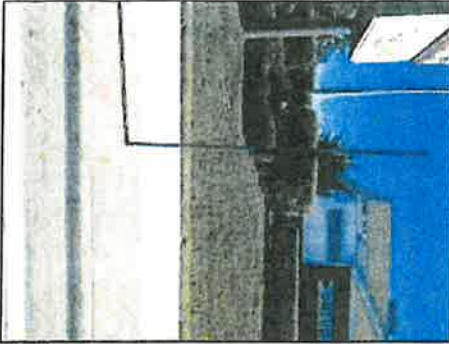
Northbound



Southbound



Supplemental Photo



Eastbound



Westbound

Page 263

Marked Crosswalk: No Protected Crosswalk: Yes

Detectable Warning: Yes

Detectable Full Width: Yes

Curb Ramp: Yes

Curb Ramp Slope: Yes

Detectable Warning Condition: Excellent

24" Detectable Warning: Yes

Smooth Transition at Curb Ramp: Yes

Curb Ramp Surface: Yes

Shelter: No

Distance from Curb (inches):

Trip Generators: Government, Office/Commercial, Residential, Retail

Wheelchair Into: Accessible Connection:

Recommendations: Move the stop 90' south. Resurface the B&A area to have a cross slope <=2%.

ID: 11014 Location: COURTNEY & ADVENTURE CYCLES Latitude: 28.367393 Longitude: -80.700436 [Map](#)

Quick Fix: No ADA Compliant: No Direction: Southbound
 Quick Fix Items:
 Non-Compliant Features: Detectable Warnings
 Average Ridership per Run: 2 Safety 5 Operational: 3 Cost: 15 Rideship: 8 Total: 41
 Scoring: Accessibility: 10 Rank: 34 Total Cost: \$1,800

Stop Location: On the sidewalk (adjacent to the street with a raised curb)
 Bus Location: In a travel-thru lane
 Relevation to Intersection: At street, on nearside of intersection
 Hazards: None

Curb Type/Height: Type F-6 Sign Mounted Correctly: Yes
 Signage: On pole/post shared with other signs (traffic, directional, etc)
 Amenities: Bus Schedule
 Bench Accessible: N/A Bench Obstruction: N/A
 Trashcan Accessible: Trashcan Obstruction:
 Schedule Accessible: Yes

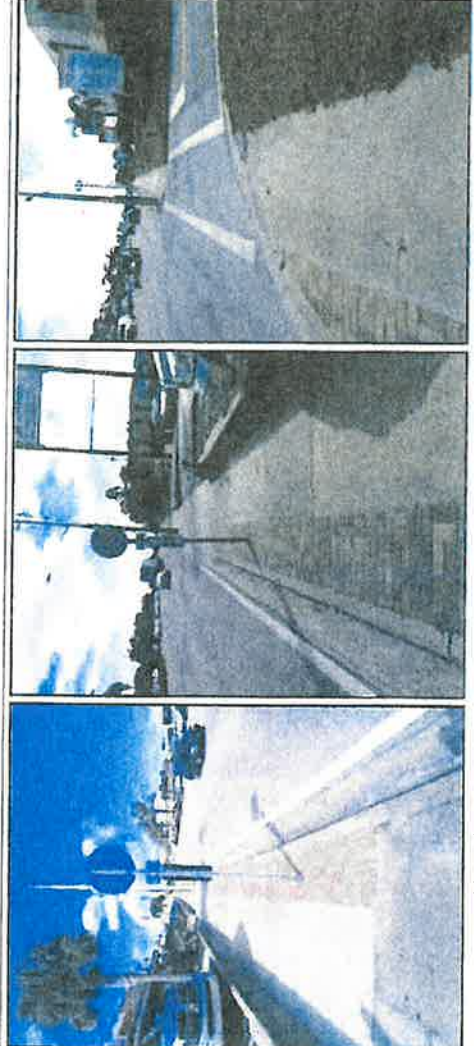
Is there a B&A area: Yes
 What prevents a B&A area:
 B&A Materials: Concrete
 Is the B&A Safe: Yes
 B&A Condition: No defects
 Running Slope (%): 0.7 Cross Slope (%): 0.8
 B&A Obstructions: No obstruction
 B&A Barriers: No barriers
 Sidewalk Connection: Yes 1/4" Change in Elevation: No
 Sidewalk Width (feet): 5

Marked Crosswalk: Yes Protected Crosswalk: No
 Detectable Warning: No Detectable Warning Condition:
 Detectable Full Width: 24" Detectable Warning:
 Curb Ramp: Yes Smooth Transition at Curb Ramp: Yes
 Curb Ramp Slope: Yes Curb Ramp Surface: Yes

Shelter: No Shelter Condition: Wheelchair Into:
 Distance from Curb (inches): Accessible Connection:

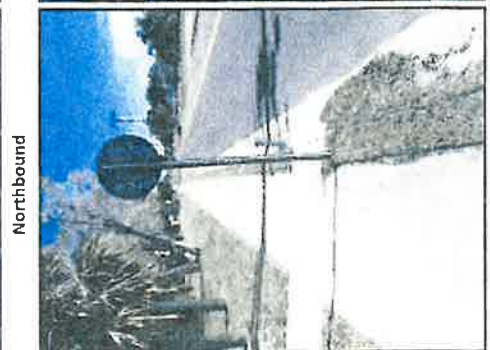
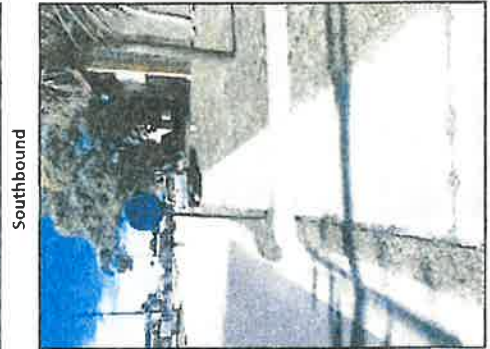
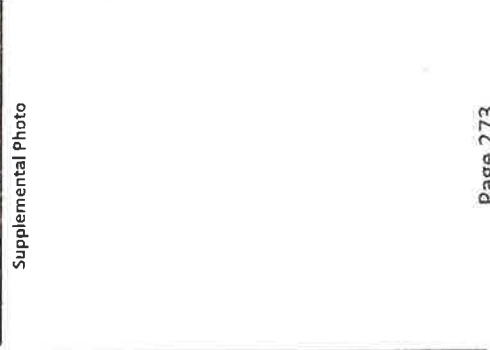
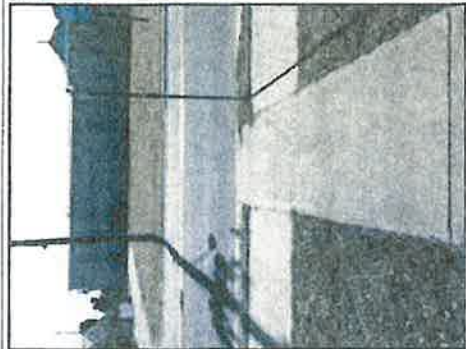
Trip Generators: Medical/Rehab, Office/Commercial, Residential, Retail

Recommendations: Add detectable warnings to the nearby curb ramps.



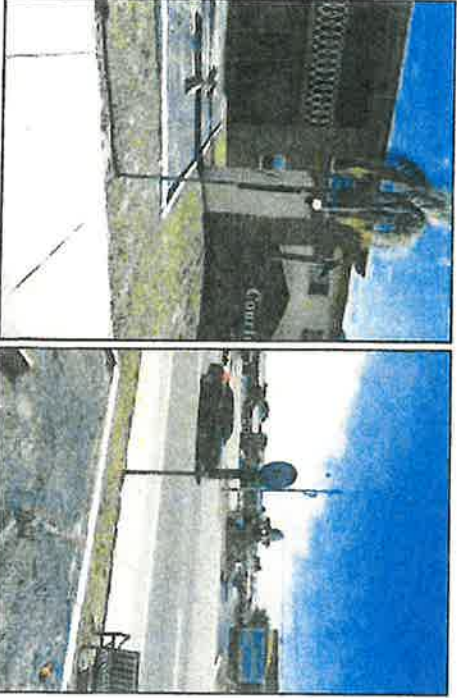
ID: 11027	Location: RICHLAND AVE & MANOR HOUSE	Latitude: 28.369281	Longitude: -80.699182	Map
Quick Fix: No	ADA Compliant: No	Direction: Westbound		
Quick Fix Items:		Ridership: 40	Total: 56	
Non-Compliant Features: Boarding and alighting area not compliant, No Raised Curb		Operational: 3	Cost: 0	
Average Ridership per Run: 14		Rank: 17	Total Cost: \$7,900	
Scoring: Accessibility: 4 Safety 9				
Stop Location: On the sidewalk (adjacent to the street with a raised curb) Bus Location: in a travel-thru lane Relegation to Intersection: At street, on nearside of intersection Hazards: None				
Curb Type/Height: Gutter only- Signage: Standard bus stop sign post Amenities: None Bench Accessible: N/A Trashcan Accessible: Schedule Accessible:				
Sign Mounted Correctly: Yes Bench Obstruction: N/A Trashcan Obstruction:				
Is there a B&A area: Yes What prevents a B&A area: B&A Materials: Concrete Is the B&A Safe: Yes B&A Condition: No raised curb Running Slope (%): 0.1 B&A Obstructions: No obstruction B&A Barriers: No barriers Sidewalk Connection: Yes Sidewalk Width (feet): 5 Cross Slope (%): 1.9 1/4" Change in Elevation: No				
Marked Crosswalk: Yes Detectable Warning: Yes Detectable Full Width: Yes Curb Ramp: Yes Curb Ramp Slope: Yes Protected Crosswalk: Yes Detectable Warning Condition: Excellent 24" Detectable Warning: Yes Smooth Transition at Curb Ramp: Yes Curb Ramp Surface: Yes				
Shelter: No Shelter Condition: Distance from Curb (inches): Wheelchair Into: Accessible Connection:				
Trip Generators: Office/Commercial, Residential, Retail				
Recommendations: Move the stop 90' west and repave the pavement at the existing B&A area and repave a level 5'x8' slab with a raised 6" curb to create a raised and level B&A area See note 1				

Supplemental Photo



ID: 15803 Location: COURTENAY PALMS APARTMENTS & COURTENAY PKWY Latitude: 28.370318 Longitude: -80.700165 [Map](#)

Quick Fix: Yes ADA Compliant: No Direction: Northbound
 Quick Fix Items: Relocate Bench
 Non-Compliant Features: Bench not accessible
 Average Ridership per Run: 0
 Scoring: Accessibility: 11 Safety: 8 Operational: 5 Cost: 5 Rideship: 0 Total: 29
 Rank: 131 Total Cost: \$4,900



Eastbound

Westbound

Northbound

Southbound

Supplemental Photo

Page 618

DRAFT 01/30/15

<p>Stop Location: On the sidewalk (adjacent to the street with a raised curb) Bus Location: In a travel-thru lane Relation to Intersection: At street, on far side of intersection Hazards: None</p>	<p>Curb Type/Height: Type F-6 Sign Mounted Correctly: Yes Signage: Standard bus stop sign post Amenities: Bench (3rd Party), Bus Schedule Bench Accessible: No Bench Obstruction: No Trashcan Accessible: Trashcan Obstruction: Schedule Accessible: Yes</p>
<p>Is there a B&A area: Yes What prevents a B&A area: B&A Materials: Concrete Is the B&A Safe: Yes B&A Condition: No defects Running Slope (%): 1.4 B&A Obstructions: No obstruction B&A Barriers: No barriers Sidewalk Connection: Yes Sidewalk Width (feet): 5</p>	<p>Cross Slope (%): 0.3 1/4" Change in Elevation: No</p>
<p>Marked Crosswalk: Yes Detectable Warning: No Detectable Full Width: Curb Ramp: Yes Curb Ramp Slope: Yes</p>	<p>Protected Crosswalk: Yes Detectable Warning Condition: 24" Detectable Warning: Smooth Transition at Curb Ramp: Yes Curb Ramp Surface: Yes</p>
<p>Shelter: No Distance from Curb (inches):</p>	<p>Shelter Condition: Accessible Connection: Wheelchair Into:</p>
<p>Trip Generators: Residential, Retail</p>	
<p>Recommendations: Move the bus stop 280' south. Move the pole with the bus schedule adjacent to the pavement to make it accessible. Make sure the bus stop sign is located on the far side of the B&A area. See note 5. Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area.</p>	



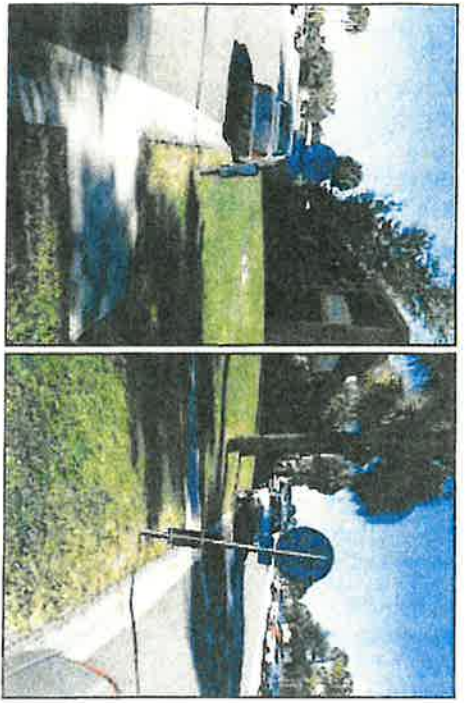
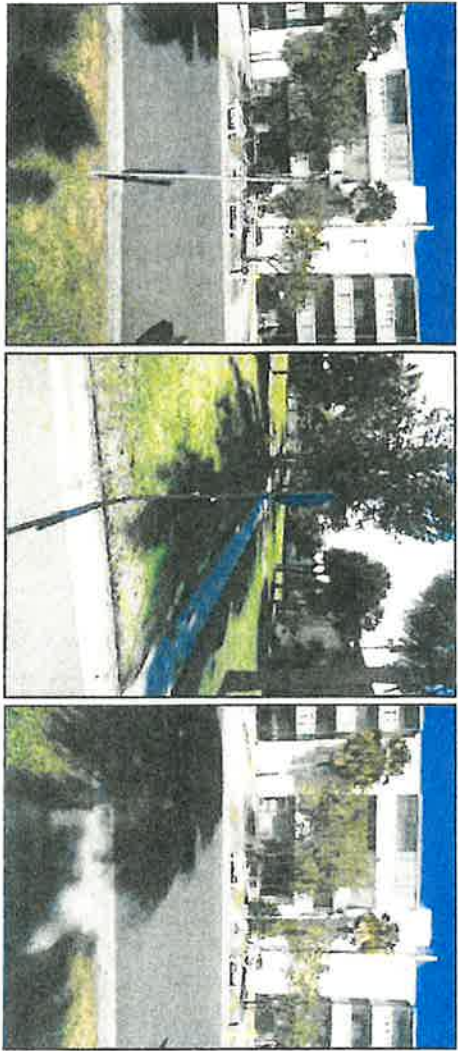
ID: 10999 Location: SKYLARK AVE & COURTENAY PALMS

Latitude: 28.371432 Longitude: -80.699141 [Map](#)

Quick Fix: No ADA Compliant: No Direction: Eastbound

Quick Fix Items: Non-Compliant Features: Boarding and alighting area not compliant, Schedule not accessible, No Raised Curb

Average Ridership per Run: 3 Safety: 6 Operational: 4 Cost: 0 Rideship: 12 Total: 24
 Scoring: Accessibility: 2 Rank: 224 Total Cost: \$6,400



Eastbound

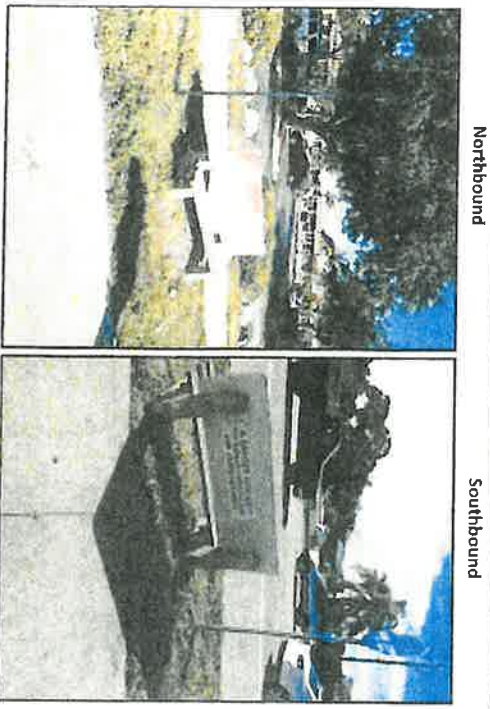
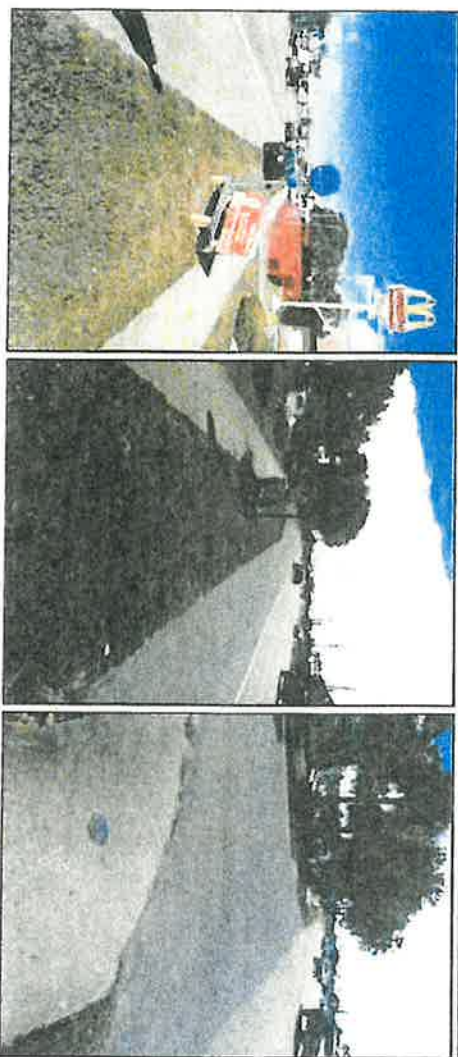
Westbound

Supplemental Photo

<p>Stop Location: On the sidewalk (with no curb) Bus Location: In a travel-thru lane Relevation to Intersection: At street, on far side of intersection Hazards: None</p>	<p>Curb Type/Height: Gutter only- Signage: Standard bus stop sign post Amenities: Bus Schedule Bench Accessible: N/A Trashcan Accessible: Schedule Accessible: No</p>	<p>Sign Mounted Correctly: Yes Bench Obstruction: N/A Trashcan Obstruction:</p>
<p>Is there a B&A area: Yes What prevents a B&A area: B&A Materials: Partially Paved Is the B&A Safe: Yes B&A Condition: Surface not firm, stable, or slip resistant Running Slope (%): 0.1 B&A Obstructions: No obstruction B&A Barriers: No barriers Sidewalk Connection: No Sidewalk Width (feet): 5</p>	<p>Protected Crosswalk: Yes Detectable Warning Condition: 24" Detectable Warning: Smooth Transition at Curb Ramp: Yes Curb Ramp Surface: Yes</p>	<p>1/4" Change in Elevation: No</p>
<p>Marked Crosswalk: No Detectable Warning: No Detectable Full Width: Curb Ramp: Yes Curb Ramp Slope: Yes</p>	<p>Shelter Condition: Distance from Curb (inches): Accessible Connection:</p>	<p>Shelter: No Wheelchair Intro: Trip Generators: Residential</p>
<p>Recommendations: Pave a level 5'x8' slab with a raised 6" curb for the B&A area adjacent to the existing paved path. See note 1. Move the bus stop sign to the far side of the B&A area and make sure the bus schedule is accessible. See note 5.</p>		

ID: 11008 Location: N COURTENAY PKWY & MCDONALDS Latitude: 28.374256 Longitude: -80.700662 [Map](#)

Quick Fix: Yes ADA Compliant: No Direction: Northbound
 Quick Fix Items: Relocate Bench
 Non-Compliant Features: Bench obstruction, Bench not accessible, Boarding and alighting area not compliant, Detectable Warnings, No Raised Curb
 Average Ridership per Run: 2
 Scoring: Accessibility: -2 Safety: 3 Operational: 2 Cost: 0 Ridership: 8 Total: 11
 Rank: 501 Total Cost: \$6,100



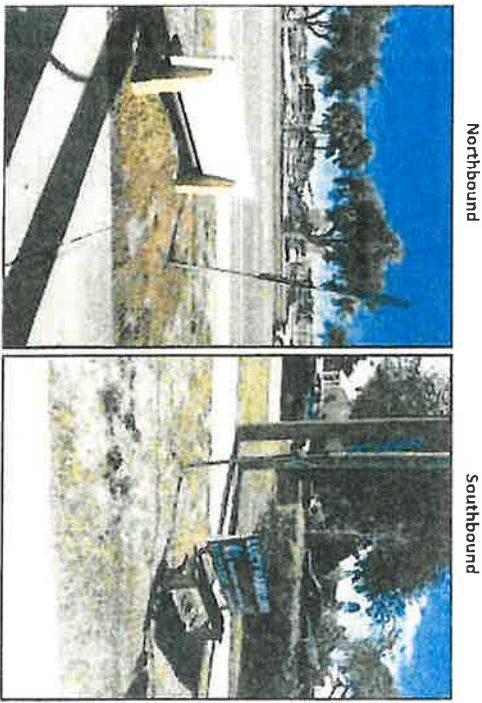
Eastbound

Westbound

<p>Stop Location: On an unpaved shoulder of roadway Bus Location: In a no parking portion of a street lane Relocation to Intersection: At street, on far side of intersection Hazards: None</p>	<p>Sign Mounted Correctly: Yes</p>
<p>Curb Type/Height: None Signage: Standard bus stop sign post Amenities: Bench (3rd Party) Bench Accessible: No Trashcan Accessible: No Schedule Accessible:</p>	<p>Bench Obstruction: Yes Trashcan Obstruction:</p>
<p>Is there a B&A area: Yes What prevents a B&A area: B&A Materials: Dirt/Grass Is the B&A Safe: Yes B&A Condition: Surface not firm, stable, or slip resistant Running Slope (%): 0.1 B&A Obstructions: Moveable Street furniture (waste cans, benches, etc.) B&A Barriers: No barriers Sidewalk Connection: Yes Sidewalk Width (feet): 5</p>	<p>1/4" Change in Elevation: No</p>
<p>Marked Crosswalk: No Detectable Warning: No Detectable Full Width: Curb Ramp: Yes Curb Ramp Slope: Yes</p>	<p>Protected Crosswalk: Yes Detectable Warning Condition: 24" Detectable Warning: Smooth Transition at Curb Ramp: Yes Curb Ramp Surface: Yes</p>
<p>Shelter: No Distance from Curb (inches):</p>	<p>Shelter Condition: Accessible Connection: Wheelchair Into:</p>
<p>Trip Generators: Medical/Rehab, Office/Commercial, Retail</p>	
<p>Recommendations: Pave a level 5'x8' slab with a raised 6" curb for the B&A area. See note 1. Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area. Add detectable warnings to the nearby curb ramps.</p>	

ID: 10998 Location: COURTENAY PKWY & COUNTRY CLUB APTS Direction: Southbound Latitude: 28.377716 Longitude: -80.70223 Map

Quick Fix: Yes ADA Compliant: No
 Quick Fix Items: Relocate Bench
 Non-Compliant Features: Bench obstruction, Bench not accessible, Boarding and alighting area not compliant, Schedule not accessible, No Raised Curb
 Average Ridership per Run: 0
 Scoring: Accessibility: -2 Safety: 3 Operational: 2 Cost: -5 Rideship: 0 Total: -2
 Rank: 766 Total Cost: \$8,100



Eastbound

Westbound



<p>Stop Location: On an unpaved shoulder of roadway Bus Location: In a travel-thru lane Relation to Intersection: At street, on nearside of intersection Hazards: None</p>	<p>Sign Mounted Correctly: Yes</p>
<p>Curb Type/Height: None Signage: Standard bus stop sign post Amenities: Bench (3rd Party), Bus Schedule Bench Accessible: No Trashcan Accessible: No Schedule Accessible: No</p>	<p>Bench Obstruction: Yes Trashcan Obstruction:</p>
<p>Is there a B&A area: Yes What prevents a B&A area: B&A Materials: Dirt/Grass Is the B&A Safe: Yes B&A Condition: Surface not firm, stable, or slip resistant Running Slope (%): 0.1 B&A Obstructions: Moveable Street furniture (waste cans, benches, etc.) B&A Barriers: No barriers Sidewalk Connection: No Sidewalk Width (feet): 5</p>	<p>Cross Slope (%): 3.3 1/4" Change in Elevation: No</p>
<p>Marked Crosswalk: No Detectable Warning: No Detectable Full Width: Curb Ramp: Yes Curb Ramp Slope: Yes</p>	<p>Protected Crosswalk: Yes Detectable Warning Condition: 24" Detectable Warning Smooth Transition at Curb Ramp: Yes Curb Ramp Surface: Yes</p>
<p>Shelter: No Distance from Curb (inches):</p>	<p>Shelter Condition: Accessible Connection: Wheelchair Into:</p>
<p>Trip Generators: Office/Commercial, Residential, Retail</p>	
<p>Recommendations: Move the stop 590' north. Pave a level 5'x8' slab with a raised 6" curb for the B&A area. See note 1. Move the pole with the bus schedule adjacent to the pavement to make it accessible. Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area</p>	

ID: 10997 Location: N COURTENAY PKWY & DIANA BLVD

Latitude: 28.384536

Longitude: -80.702662

[Map](#)

Quick Fix: Yes ADA Compliant: No Direction: Northbound

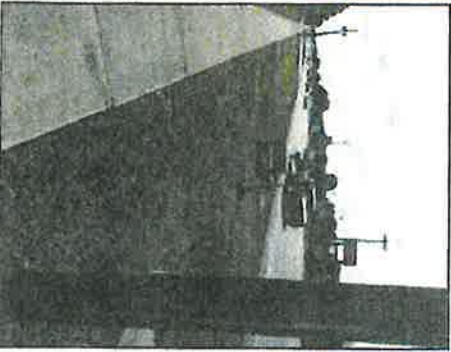
Quick Fix Items: Relocate Bench

Non-Compliant Features: Bench not accessible, Boarding and alighting area not compliant, Schedule not accessible, No Raised Curb

Average Ridership per Run: 0

Scoring: Accessibility: 2 Safety: 6 Operational: 3 Cost: -5 Rideship: 0 Total: 6

Rank: 629 Total Cost: \$8,600



Northbound

Southbound

Supplemental Photo



Eastbound

Westbound

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DRAFT 01/30/15

Tindale
Oliver

Stop Location: On an unpaved shoulder of roadway
 Bus Location: In a travel-thru lane
 Relation to Intersection: At street, on nearside of intersection
 Hazards: None

Curb Type/Height: None Sign Mounted Correctly: Yes
 Signage: Standard bus stop sign post
 Amenities: Bench (3rd Party), Bus Schedule
 Bench Accessible: No Bench Obstruction: No
 Trashcan Accessible: Trashcan Obstruction:
 Schedule Accessible: No

Is there a B&A area: Yes
 What prevents a B&A area
 B&A Materials: Dirt/Grass
 Is the B&A Safe: Yes
 B&A Condition: Surface not firm, stable, or slip resistant
 Running Slope (%): 0.2 Cross Slope (%): 6.5
 B&A Obstructions: No obstruction
 B&A Barriers: Located in drainage ditch
 Sidewalk Connection: No 1/4" Change in Elevation: No
 Sidewalk Width (feet): 5

Marked Crosswalk: Yes Protected Crosswalk: Yes
 Detectable Warning: Yes Detectable Warning Condition: Good
 Detectable Full Width: Yes 24" Detectable Warning: Yes
 Curb Ramp: Yes Smooth Transition at Curb Ramp: Yes
 Curb Ramp Slope: Yes Curb Ramp Surface: Yes

Shelter: No Shelter Condition: Wheelchair Into:
 Distance from Curb (inches): Accessible Connection:

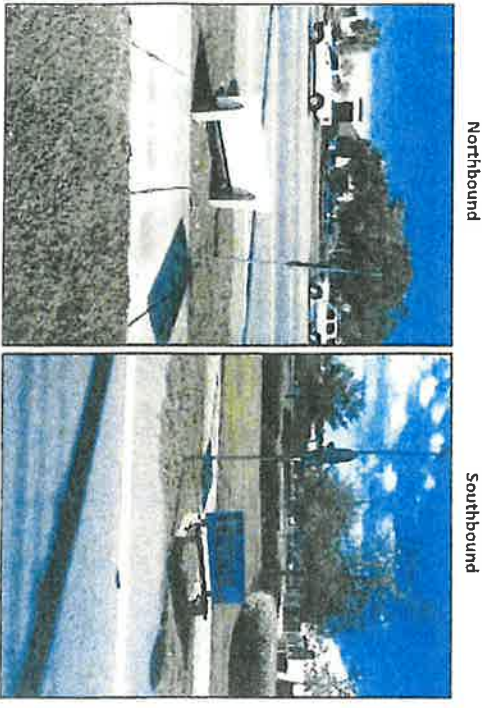
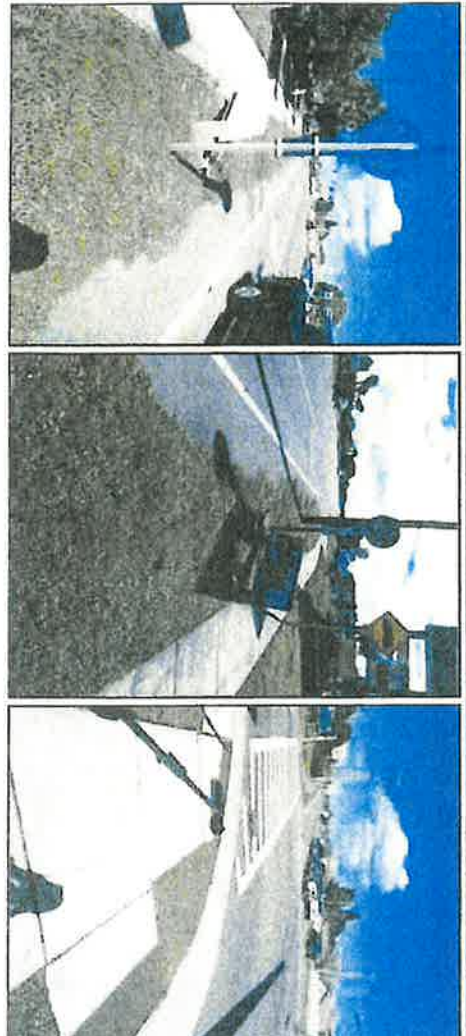
Trip Generators: Retail

Recommendations: Move the stop 340' north. Pave a level 5'x8' slab with a raised 6" curb for the B&A area. See note 1. Add a 13' path to connect the B&A to the existing sidewalk. Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area. Move the pole with the bus schedule adjacent to the pavement to make it accessible.

SPACE
CAST
A Division of Tindale Oliver

ID: 11006 Location: N COURTENAY PKWY & CROCKETT BLVD Latitude: 28.384326 Longitude: -80.702883 [Map](#)

Quick Fix: Yes ADA Compliant: No Direction: Southbound
 Quick Fix Items: Relocate Bench
 Non-Compliant Features: Bench obstruction, Bench not accessible, Boarding and alighting area not compliant, Schedule not accessible, No Raised Curb
 Average Ridership per Run: 0 Safety 5 Operational: 3 Cost: 0 Ridership: 0 Total: 9
 Scoring: Accessibility: 0
 Rank: 559 Total Cost: \$7,700



Stop Location: On an unpaved shoulder of roadway
 Bus Location: In a right turn only lane
 Relation to Intersection: At street, on far side of intersection
 Hazards: None

Curb Type/Height: None Sign Mounted Correctly: Yes
 Signage: Standard bus stop sign post
 Amenities: Bench (3rd Party), Bus Schedule
 Bench Accessible: No Bench Obstruction: Yes
 Trashcan Accessible: Trashcan Obstruction:
 Schedule Accessible: No

Is there a B&A area: Yes
 What prevents a B&A area:
 B&A Materials: Partially Paved
 Is the B&A Safe: Yes
 B&A Condition: Surface not firm, stable, or slip resistant
 Running Slope (%): 0.3 Cross Slope (%): 0.5

B&A Obstructions: Moveable Street furniture (waste cans, benches, etc.)
 B&A Barriers: No barriers
 Sidewalk Connection: Yes 1/4" Change in Elevation: No
 Sidewalk Width (feet): 5

Marked Crosswalk: Yes Protected Crosswalk: Yes
 Detectable Warning: Yes Detectable Warning Condition: Excellent
 Detectable Full Width: Yes 24" Detectable Warning: Yes
 Curb Ramp: Yes Smooth Transition at Curb Ramp: Yes
 Curb Ramp Slope: Yes Curb Ramp Surface: Yes

Shelter: No Shelter Condition: Wheelchair Info:
 Distance from Curb (inches): Accessible Connection:

Trip Generators: Medical/Rehab, Office/Commercial, Residential, Retail

Recommendations: Move the bus stop ~170' north. Remove the pavement at the existing B&A area and repave a level 5'x8' slab with a raised 6" curb to create a raised and level B&A area. See note 1. Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area. Move the pole with the bus schedule adjacent to the pavement to make it accessible.

ID: 11003 Location: N COURTENAY PKWY & CENTRE OF MERRITT PUBLIX

Latitude: 28.389052 Longitude: -80.701906 [Map](#)

Quick Fix: Yes ADA Compliant: No
 Quick Fix Items: New Sign
 Non-Compliant Features: Sign not compliant
 Average Ridership per Run: 0
 Scoring: Accessibility: 8 Safety: 5 Operational: 0 Cost: 10 Rideship: 0 Total: 23
 Rank: 228 Total Cost: \$2,100

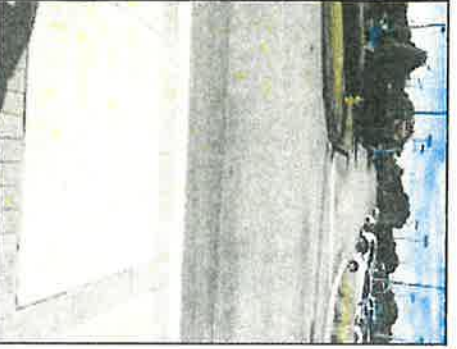
Direction: Northbound



Northbound

Southbound

Supplemental Photo



Eastbound

Westbound

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<p>Stop Location: On the sidewalk (adjacent to the street with a raised curb) Bus Location: In a travel-thru lane Relation to Intersection: Off street Hazards: None</p>	<p>Sign Mounted Correctly: Bench Obstruction: N/A Trashcan Obstruction:</p>
<p>Curb Type/Height: Type F-6 Signage: Sign not present Amenities: Bike Rack Bench Accessible: N/A Trashcan Accessible: Schedule Accessible:</p>	<p>Sign Mounted Correctly: Bench Obstruction: N/A Trashcan Obstruction:</p>
<p>Is there a B&A area: Yes What prevents a B&A area: B&A Materials: Concrete Is the B&A Safe: Yes B&A Condition: No defects Running Slope (%): 0.1 B&A Obstructions: No obstruction B&A Barriers: No barriers Sidewalk Connection: Yes Sidewalk Width (feet): 9</p>	<p>Cross Slope (%): 1.3 1/4" Change in Elevation: No</p>
<p>Marked Crosswalk: Yes Detectable Warning: No Detectable Full Width: Curb Ramp: Yes Curb Ramp Slope: Yes</p>	<p>Protected Crosswalk: No Detectable Warning Condition: 24" Detectable Warning: Smooth Transition at Curb Ramp: Yes Curb Ramp Surface: Yes</p>
<p>Shelter: No Distance from Curb (inches):</p>	<p>Shelter Condition: Accessible Connection: Wheelchair Into:</p>
<p>Trip Generators: Office/Commercial, Residential, Retail</p>	
<p>Recommendations: Add a bus stop sign.</p>	

ID: 11020

Location: SR 520 S TROPICAL TRAIL & ROSE ST

Latitude: 28.356769

Longitude: -80.705749

[Map](#)

Quick Fix: No ADA Compliant: No Direction: Eastbound

Quick Fix Items: Non-Compliant Features: Boarding and alighting area not compliant

Average Ridership per Run: 2 Operational: 5 Cost: 10 Rideship: 8 Total: 38

Scoring: Accessibility: 6 Safety: 9

Rank: 53 Total Cost: \$2,600



Northbound



Southbound



Supplemental Photo



Eastbound



Westbound

Stop Location: On the sidewalk (adjacent to the street with a raised curb)

Bus Location: In a travel-thru lane

Releation to Intersection: At street, on far side of intersection

Hazards: None

Curb Type/Height: Type F-6 Sign Mounted Correctly: Yes

Signage: Standard bus stop sign post

Amenities: Bus Schedule

Bench Accessible: N/A

Trashcan Accessible: Yes

Schedule Accessible: Yes

Bench Obstruction: N/A

Trashcan Obstruction:

Is there a B&A area: Yes

What prevents a B&A area:

B&A Materials: Concrete

Is the B&A Safe: Yes

B&A Condition: No defects

Running Slope (%): 1.1

B&A Obstructions: No obstruction

B&A Barriers: No barriers

Sidewalk Connection: Yes

Sidewalk Width (feet): 5

Cross Slope (%): 2.5

1/4" Change in Elevation: No

Marked Crosswalk: Yes

Protected Crosswalk: Yes

Detectable Warning: Yes

Detectable Warning Condition: Excellent

Detectable Full Width: Yes

24" Detectable Warning: Yes

Curb Ramp: Yes

Smooth Transition at Curb Ramp: Yes

Curb Ramp Slope: Yes

Shelter: No

Shelter Condition:

Distance from Curb (inches):

Wheelchair Into:

Accessible Connection:

Trip Generators: Office/Commercial, Residential, Retail

Recommendations: Resurface the B&A area to have a cross slope of <=2%.

ID: 11022

Location: SR 520 & N TROPICAL TRAIL

Latitude: 28.357059

Longitude: -80.705413

[Map](#)

Direction: Westbound

ADA Compliant: No

Quick Fix: No

Quick Fix Items: Non-Compliant Features: Boarding and alighting area not compliant

Average Ridership per Run: 2

Scoring: Accessibility: 8 Safety 9

Operational: 5

Cost: 0

Rideship: 8

Total: 30

Rank: 123 Total Cost: \$6,400



Northbound



Southbound



Supplemental Photo



Eastbound



Westbound

Stop Location: On the sidewalk (adjacent to the street with a raised curb)

Bus Location: In a travel-thru lane

Releation to Intersection: At street, on far side of intersection

Hazards: None

Curb Type/Height: Type F-6 Sign Mounted Correctly: Yes

Signage: Standard bus stop sign post

Amenities: Bench (3rd Party)

Bench Accessible: Yes

Bench Obstruction: No

Trashcan Accessible: Yes

Trashcan Obstruction: No

Schedule Accessible:

Is there a B&A area: No

What prevents a B&A area:

B&A Materials: Concrete

Is the B&A Safe: Yes

B&A Condition: No defects

Running Slope (%): 0.4

B&A Obstructions: No obstruction

B&A Barriers: No barriers

Sidewalk Connection: Yes

Sidewalk Width (feet): 5

1/4" Change in Elevation: No

Cross Slope (%): 10.9

Marked Crosswalk: Yes

Protected Crosswalk: Yes

Detectable Warning: Yes

Detectable Full Width: Yes

Detectable Warming Condition: Excellent

24" Detectable Warning: Yes

Curb Ramp: Yes

Smooth Transition at Curb Ramp: Yes

Curb Ramp Slope: Yes

Shelter: No

Shelter Condition:

Distance from Curb (inches):

Accessible Connection:

Trip Generators: Retail

Wheelchair Into:

Recommendations: Resurface the B&A area to have a cross slope of <=2%.

ID: 11011 Location: SR520 & S GROVE ST S SIDE Longitude: -80.702171 Map

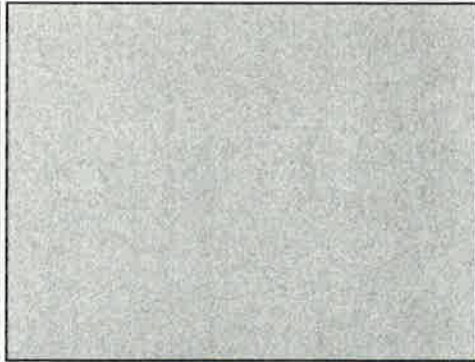
Quick Fix: Yes ADA Compliant: No Direction: Eastbound
 Quick Fix Items: Relocate Bench
 Non-Compliant Features: Bench not accessible
 Average Ridership per Run: 3 Operational: 5 Cost: 15 Rideship: 12 Total: 54
 Scoring: Accessibility: 13 Safety: 9
 Rank: 20 Total Cost: \$1,800



Northbound



Southbound



Supplemental Photo



Eastbound



Westbound

Stop Location: On the sidewalk (adjacent to the street with a raised curb)
Bus Location: In a travel-thru lane
Relevation to Intersection: At street, on far side of intersection
Hazards: None

Curb Type/Height: Type F-6 **Sign Mounted Correctly:** Yes
Signage: Standard bus stop sign post
Amenities: Bench (3rd Party), Bus Schedule
Bench Accessible: No **Bench Obstruction:** No
Trashcan Accessible: **Trashcan Obstruction:**
Schedule Accessible: Yes

Is there a B&A area: Yes
What prevents a B&A area:
B&A Materials: Concrete
Is the B&A Safe: Yes
B&A Condition: No defects
Running Slope (%): 0.1 **Cross Slope (%):** 0.3
B&A Obstructions: No obstruction
B&A Barriers: No barriers
Sidewalk Connection: Yes **1/4" Change in Elevation:** No
Sidewalk Width (feet): 5

Marked Crosswalk: Yes **Protected Crosswalk:** Yes
Detectable Warning: Yes **Detectable Warning Condition:** Good
Detectable Full Width: Yes **24" Detectable Warning:** Yes
Curb Ramp: Yes **Smooth Transition at Curb Ramp:** Yes
Curb Ramp Slope: Yes **Curb Ramp Surface:** Yes

Shelter: No **Shelter Condition:** **Wheelchair Into:**
Distance from Curb (inches): **Accessible Connection:**

Trip Generators: Retail

Recommendations: Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area.

ID: 11005 **Location:** SR 520 & N GROVE ST **Latitude:** 28.357112 **Longitude:** -80.701643 [Map](#)

Quick Fix: No **ADA Compliant:** Yes **Direction:** Westbound
Quick Fix Items:
Non-Compliant Features:
Average Ridership per Run: 2 **Operational:** 5 **Ridership:** 8 **Total:** 131
Scoring: Accessibility: 12 Safety: 6 **Cost:** 100
Rank: 6 **Total Cost:** \$0

Stop Location: On the sidewalk (adjacent to the street with a raised curb)
Bus Location: In a travel-thru lane
Relation to Intersection: At street, on far side of intersection
Hazards: None

Curb Type/Height: Type F-6 **Sign Mounted Correctly:** Yes
Signage: Standard bus stop sign post
Amenities: None
Bench Accessible: N/A **Bench Obstruction:** N/A
Trashcan Accessible: **Trashcan Obstruction:**
Schedule Accessible:

Is there a B&A area: Yes
What prevents a B&A area:
B&A Materials: Concrete
Is the B&A Safe: Yes
B&A Condition: No defects
Running Slope (%): 0.3
B&A Obstructions: No obstruction
B&A Barriers: No barriers
Sidewalk Connection: Yes
Sidewalk Width (feet): 5

Cross Slope (%): 0.4
1/4" Change in Elevation: No

Marked Crosswalk: Yes
Detectable Warning: Yes
Detectable Full Width: Yes
Curb Ramp: Yes
Curb Ramp Slope: Yes

Protected Crosswalk: No
Detectable Warning Condition: Excellent
24" Detectable Warning: Yes
Smooth Transition at Curb Ramp: Yes
Curb Ramp Surface: Yes

Shelter: No **Shelter Condition:** **Wheelchair Into:**
Distance from Curb (inches): **Accessible Connection:**

Trip Generators: Residential, Retail, Church

Recommendations: No Recommendations



ID: 11013 **Location:** SR 520 & N COURTENAY PKWY / DENNYS **Latitude:** 28.357193 **Longitude:** -80.698712 [Map](#)

Quick Fix: No **ADA Compliant:** Yes **Direction:** Westbound
Quick Fix Items:
Non-Compliant Features:

Average Ridership per Run: 2 **Operational:** 2 **Cost:** 100 **Rideship:** 8 **Total:** 129
Scoring: Accessibility: 12 Safety: 7
Rank: 7 **Total Cost:** \$0

Stop Location: On the sidewalk (adjacent to the street with a raised curb)
Bus Location: In a travel-thru lane
Relation to Intersection: At street, on nearside of intersection
Hazards: None

Curb Type/Height: Type F-6 **Sign Mounted Correctly:** Yes
Signage: Standard bus stop sign post
Amenities: Bench (3rd Party), Bus Schedule
Bench Obstruction: No
Trashcan Obstruction:
Schedule Accessible: Yes

Is there a B&A area: Yes
What prevents a B&A area:
B&A Materials: Concrete
Is the B&A Safe: Yes
B&A Condition: No defects
Running Slope (%): 0.2
B&A Obstructions: No obstruction
B&A Barriers: No barriers
Sidewalk Connection: Yes
Sidewalk Width (feet): 17

Cross Slope (%): 1.2
1/4" Change in Elevation: No

Marked Crosswalk: No **Protected Crosswalk:** Yes
Detectable Warning: Yes **Detectable Warning Condition:** Good
Detectable Full Width: Yes **24" Detectable Warning:** Yes
Curb Ramp: Yes **Smooth Transition at Curb Ramp:** Yes
Curb Ramp Slope: Yes **Curb Ramp Surface:** Yes

Shelter: No **Shelter Condition:** **Wheelchair Into:**
Distance from Curb (inches): **Accessible Connection:**
Trip Generators: Retail

Recommendations: No recommendations for the bus stop.



Supplemental Photo



Southbound



Westbound



Northbound

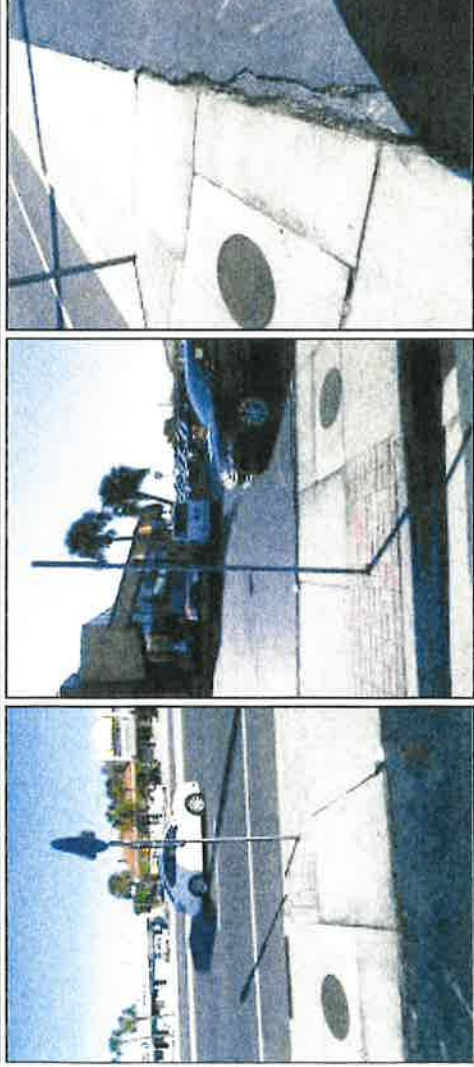


Eastbound

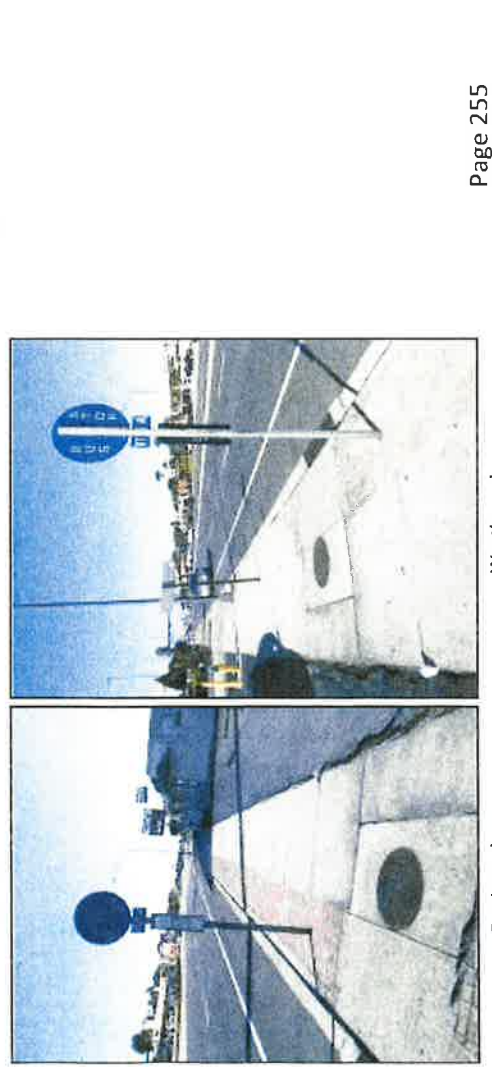
DRAFT 01/30/25

ID: 11009 Location: SR 520 & S COURTENAY PKWY Latitude: 28.356847 Longitude: -80.69876 [Map](#)

Quick Fix: No ADA Compliant: No Direction: Eastbound
 Quick Fix Items:
 Non-Compliant Features: Boarding and alighting area not compliant
 Average Ridership per Run: 1 Operational: 4 Cost: 0 Rideship: 4 Total: 17
 Scoring: Accessibility: 2 Safety: 7 Total Cost: \$6,100



Supplemental Photo



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Stop Location: On the sidewalk (adjacent to the street with a raised curb)
Bus Location: In a travel-thru lane
Relevation to Intersection: At street, on far side of intersection
Hazards: None

Curb Type/Height: Type F-6 **Sign Mounted Correctly:** Yes
Signage: Standard bus stop sign post
Amenities: Bus Schedule
Bench Accessible: N/A **Bench Obstruction:** N/A
Trashcan Accessible: **Trashcan Obstruction:**
Schedule Accessible: Yes

Is there a B&A area: Yes
What prevents a B&A area:
B&A Materials: Concrete
Is the B&A Safe: Yes
B&A Condition: Paved surface deteriorated
Running Slope (%): 0.3 **Cross Slope (%):** 4.3
B&A Obstructions: No obstruction
B&A Barriers: No barriers
Sidewalk Connection: Yes **1/4" Change in Elevation:** Yes
Sidewalk Width (feet): 8

Marked Crosswalk: No
Detectable Warning: Yes
Detectable Full Width: Yes
Curb Ramp: Yes
Curb Ramp Slope: Yes
Protected Crosswalk: Yes
Detectable Warning Condition: Good
24" Detectable Warning: Yes
Smooth Transition at Curb Ramp: Yes
Curb Ramp Surface: Yes

Shelter: No **Shelter Condition:** **Wheelchair Into:**
Distance from Curb (inches): **Accessible Connection:**

Trip Generators: Retail

Recommendations: Move the bus stop 275' west. Resurface the B&A area to have a cross slope of <=2%. Resurface the crack in the sidewalk.

ID: 11002 Location: SR 520 & BIG LOTS

Latitude: 28.357265

Longitude: -80.693731

[Map](#)

Quick Fix: No ADA Compliant: No Direction: Westbound

Quick Fix Items:

Non-Compliant Features: Schedule not accessible, Detectable Warnings

Average Ridership per Run: 1

Scoring: Accessibility: 14 Safety: 8

Operational: 3

Cost: 10

Rideship: 4

Total: 39

Rank: 45 Total Cost: \$2,500



Northbound



Southbound



Supplemental Photo



Eastbound



Westbound

Stop Location: On the sidewalk (adjacent to the street with a raised curb)

Bus Location: In a travel-thru lane

Relation to Intersection: At street, on nearside of intersection

Hazards: None

Curb Type/Height: Type F-6 Sign Mounted Correctly: Yes

Signage: Standard bus stop sign post

Amenities: Bench (Official), Bus Schedule, Trash Can

Bench Accessible: Yes

Bench Obstruction: No

Trashcan Accessible: Yes

Trashcan Obstruction: No

Schedule Accessible: No

Is there a B&A area: Yes

What prevents a B&A area:

B&A Materials: Concrete

Is the B&A Safe: Yes

B&A Condition: No defects

Running Slope (%): 0.4

Cross Slope (%): 0.5

B&A Obstructions: No obstruction

B&A Barriers: No barriers

Sidewalk Connection: Yes

1/4" Change in Elevation: No

Sidewalk Width (feet): 5

Marked Crosswalk: Yes

Protected Crosswalk: Yes

Detectable Warning: No

Detectable Warning Condition:

24" Detectable Warning:

Curb Ramp: Yes

Smooth Transition at Curb Ramp: Yes

Curb Ramp Slope: Yes

Curb Ramp Surface: Yes

Shelter: Yes

Shelter Condition: Good

Distance from Curb (inches): 84

Wheelchair Into: Yes

Accessible Connection: Yes

Trip Generators: Office/Commercial, Retail

Recommendations: Move the pole with the bus schedule adjacent to the pavement to make it accessible. Make sure the bus stop sign is located on the far side of the B&A area. See note 5. Add detectable warnings to the nearby curb ramps.

ID: 27960

Location: MERRITT SQUARE MALL & SR 520

Latitude: 28.356958 Longitude: -80.693797 [Map](#)

Quick Fix: Yes ADA Compliant: No Direction: Eastbound

Quick Fix Items: Relocate Trash Can

Non-Compliant Features: Trashcan not compliant, Schedule not accessible, Detectable Warnings

Average Ridership per Run: 0

Scoring: Accessibility: 14 Safety: 8

Rideship: 0

Cost: 10

Operational: 5

Total: 37

Rank: 60 Total Cost: \$2,800



Northbound



Southbound



Supplemental Photo



Eastbound



Westbound

Stop Location: On the sidewalk (adjacent to the street with a raised curb)

Bus Location: In a travel-thru lane

Releation to Intersection: At street, on far side of intersection

Hazards: None

Curb Type/Height: Type F-6 Sign Mounted Correctly: Yes

Signage: Standard bus stop sign post

Amenities: Bench (Official), Bus Schedule, Trash Can

Bench Accessible: Yes

Trashcan Accessible: No Bench Obstruction: No

Schedule Accessible: No Trashcan Obstruction: No

Is there a B&A area: Yes

What prevents a B&A area:

B&A Materials: Concrete

Is the B&A Safe: Yes

B&A Condition: No defects

Running Slope (%): 1.3

B&A Obstructions: No obstruction

B&A Barriers: No barriers

Sidewalk Connection: Yes

Sidewalk Width (feet): 5

Cross Slope (%): 1.8

1/4" Change in Elevation: No

Marked Crosswalk: Yes

Protected Crosswalk: Yes

Detectable Warning: No

Detectable Full Width: No

24" Detectable Warning: No

Smooth Transition at Curb Ramp: Yes

Curb Ramp Slope: Yes

Curb Ramp Surface: Yes

Wheelchair Into: Yes

Accessible Connection: Yes

Trip Generators: Medical/Rehab, Office/Commercial, Retail

Recommendations: Move the pole with the bus schedule adjacent to the pavement to make it accessible. Relocate trash can closer to the front of the shelter. Make sure the bus stop sign is located on the far side of the B&A area. See note 5. Add detectable warnings to the nearby curb ramps.

ID: 11026 Location: SR 520 & PLUMOSA ST Latitude: 28.356965 Longitude: -80.691763 [Map](#)

Quick Fix: No **ADA Compliant:** No **Direction:** Eastbound
Quick Fix Items: **Non-Compliant Features:** Boarding and alighting area not compliant, Schedule not accessible, Detectable Warnings
Average Ridership per Run: 2 **Rideship:** 8 **Total:** 34
Scoring: Accessibility: 8 Safety: 8 Operational: 5 Cost: 5
Rank: 72 **Total Cost:** \$4,400



Northbound



Southbound



Supplemental Photo



Eastbound



Westbound

Stop Location: On the sidewalk (adjacent to the street with a raised curb)
Bus Location: In a travel-thru lane
Releation to Intersection: At street, on far side of intersection
Hazards: None

Curb Type/Height: Type F-6 **Sign Mounted Correctly:** Yes
Signage: Standard bus stop sign post
Amenities: Bench (Official), Bus Schedule, Trash Can
Bench Obstruction: No
Trashcan Accessible: Yes **Trashcan Obstruction:** No
Schedule Accessible: No

Is there a B&A area: Yes
What prevents a B&A area:
B&A Materials: Concrete
Is the B&A Safe: Yes
B&A Condition: No defects
Running Slope (%): 0.5
B&A Obstructions: No obstruction
B&A Barriers: No barriers
Sidewalk Connection: Yes
Sidewalk Width (feet): 5
Cross Slope (%): 5.3
1/4" Change in Elevation: No

Marked Crosswalk: Yes
Detectable Warning: No
Detectable Full Width:
Curb Ramp: Yes
Curb Ramp Slope: Yes
Protected Crosswalk: Yes
Detectable Warning Condition:
24" Detectable Warning:
Smooth Transition at Curb Ramp: Yes
Curb Ramp Surface: Yes

Shelter: Yes **Shelter Condition:** Good **Wheelchair Into:** Yes
Distance from Curb (inches): 48 **Accessible Connection:** Yes

Trip Generators: Medical/Rehab, Office/Commercial, Retail

Recommendations: Resurface the B&A area to have a cross slope of <=2%. Remount the bus schedule lower. Add detectable warnings to the nearby curb ramps.

ID: 11004

Location: SR 520 & JIMMY VICKERS CAR DEALER

Latitude: 28.356997

Longitude: -80.689953

[Map](#)

Quick Fix: Yes **ADA Compliant:** No **Direction:** Eastbound

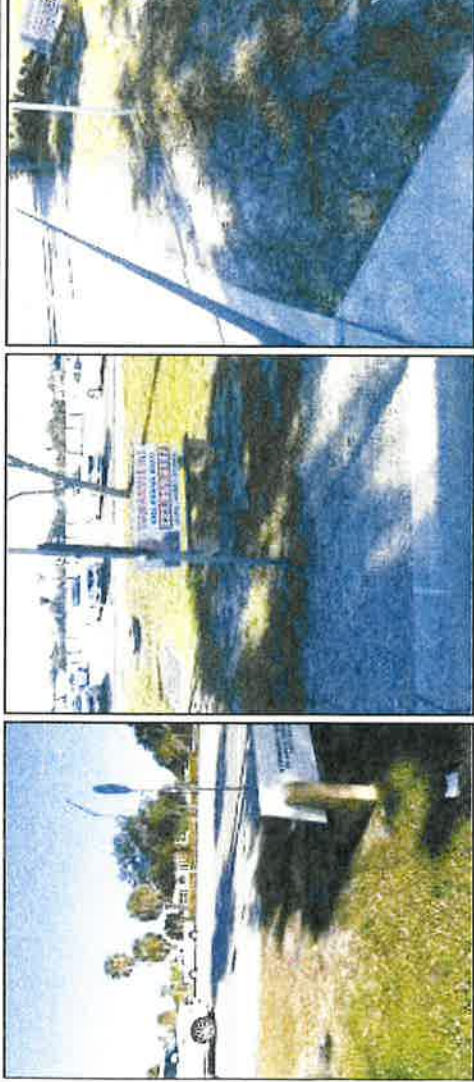
Quick Fix Items: Relocate Bench

Non-Compliant Features: Bench not accessible, Boarding and alighting area not compliant, Schedule not accessible, Detectable Warnings, No Raised Curb

Average Ridership per Run: 2 **Operational:** 3 **Cost:** -10 **Rideship:** 8 **Total:** 14

Scoring: Accessibility: 5 Safety: 8

Rank: 460 Total Cost: \$10,700



Supplemental Photo



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Stop Location: On the sidewalk (adjacent to the street with a raised curb)

Bus Location: In a travel-thru lane

Relation to Intersection: At street, on nearside of intersection

Hazards: None

Curb Type/Height: Type F-6 **Sign Mounted Correctly:** Yes

Signage: Standard bus stop sign post

Amenities: Bench (3rd Party), Bus Schedule

Bench Accessible: No **Bench Obstruction:** No

Trashcan Accessible: No **Trashcan Obstruction:** No

Schedule Accessible: No

Is there a B&A area: No

What prevents a B&A area:

B&A Materials: Dirt/Grass

Is the B&A Safe: Yes

B&A Condition: Surface not firm, stable, or slip resistant

Running Slope (%): 0.3 **Cross Slope (%):** 9

B&A Obstructions: No obstruction

B&A Barriers: No barriers

Sidewalk Connection: No

1/4" Change in Elevation: No

Sidewalk Width (feet): 5

Marked Crosswalk: Yes

Protected Crosswalk: Yes

Detectable Warning: No

Detectable Warning Condition:

24" Detectable Warning:

Curb Ramp: Yes

Smooth Transition at Curb Ramp: Yes

Curb Ramp Slope: Yes

Curb Ramp Surface: Yes

Shelter: No **Shelter Condition:** **Wheelchair Into:**

Distance from Curb (inches): **Accessible Connection:**

Trip Generators: Office/Commercial, Retail

Recommendations: Move the stop 600' east. Pave a level 5'x8' slab for the B&A area. Add a 35' path to connect the B&A to the existing driveway. Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area. Add detectable warnings to the nearby curb ramps.

ID: 27961

Location: SR 520 & MERRITT SQUARE MALL

Latitude: 28.357338 Longitude: -80.689283

[Map](#)

Quick Fix: Yes ADA Compliant: No Direction: Westbound

Quick Fix Items: Relocate Bench

Non-Compliant Features: Bench obstruction, Bench not accessible, Boarding and alighting area not compliant, Schedule not accessible

Average Ridership per Run: 1

Scoring: Accessibility: 5 Safety 9

Rideship: 4 Total: 23

Operational: 5 Cost: 0

Total: 23

Signage: Standard bus stop sign, post

Amenities: Bench (3rd Party), Bus Schedule

Bench Accessible: No Bench Obstruction: Yes

Trashcan Accessible: No Trashcan Obstruction:

Schedule Accessible: No

Curb Type/Height: Type F-6 Sign Mounted Correctly: Yes

Is there a B&A area: Yes

What prevents a B&A area:

B&A Materials: Partially Paved

Is the B&A Safe: Yes

B&A Condition: Surface not firm, stable, or slip resistant

Running Slope (%): 0.5

Cross Slope (%): 1.2

B&A Obstructions: Moveable Street furniture (waste cans, benches, etc.)

B&A Barriers: Fixed Street furniture (control boxes, waste cans, benches, etc.)

Sidewalk Connection: Yes

1/4" Change in Elevation: No

Sidewalk Width (feet): 4

Northbound



Southbound



Supplemental Photo



Eastbound

Westbound

Stop Location: On the sidewalk (adjacent to the street with a raised curb)
Bus Location: In a travel-thru lane
Releation to Intersection: At street, on far side of intersection
Hazards: None
Marked Crosswalk: Yes
Protected Crosswalk: Yes
Detectable Warning: Yes
Detectable Full Width: Yes
Curb Ramp: Yes
Curb Ramp Slope: Yes
Shelter: No
Shelter Condition:
Distance from Curb (inches):
Trip Generators: Office/Commercial, Retail
Recommendations: Move the stop 350' east. Remove a section of the bricks and pave a level 5'x8' slab for the B&A area. Move the bench and schedule so they are flush with the edge of the sidewalk and outside of the B&A area. Pave a 50' path to connect the B&A area to the nearby sidewalk.

ID: 27962 Location: SR 520 & SYKES CREEK PKWY Latitude: 28.357368 Longitude: -80.684563 [Map](#)

Quick Fix: No ADA Compliant: No Direction: Westbound Total: 21
 Quick Fix Items:
 Non-Compliant Features: Boarding and alighting area not compliant, Detectable Warnings Rideship: 4 Cost: 0 Operational: 5 Safety 8 Rank: 286 Total Cost: \$7,000
 Average Ridership per Run: 1 Scoring: Accessibility: 4

Stop Location: On the sidewalk (adjacent to the street with a raised curb)
 Bus Location: In a travel-thru lane
 Releation to Intersection: At street, on far side of intersection
 Hazards: None

Curb Type/Height: Type F-6 Sign Mounted Correctly: Yes
 Signage: Standard bus stop sign post
 Amenities: None
 Bench Accessible: N/A Bench Obstruction: N/A
 Trashcan Accessible: Trashcan Obstruction:
 Schedule Accessible:

Is there a B&A area: No
 What prevents a B&A area:
 B&A Materials: Partially Paved
 Is the B&A Safe: Yes
 B&A Condition: Surface not firm, stable, or slip resistant
 Running Slope (%): 0.4 Cross Slope (%): 0.8
 B&A Obstructions: No obstruction
 B&A Barriers: No barriers
 Sidewalk Connection: No
 Sidewalk Width (feet): 5

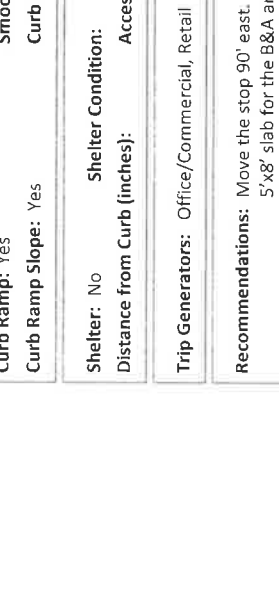
Marked Crosswalk: Yes Protected Crosswalk: Yes
 Detectable Warning: No Detectable Warning Condition:
 Detectable Full Width: 24" Detectable Warning:
 Curb Ramp: Yes Smooth Transition at Curb Ramp: Yes
 Curb Ramp Slope: Yes Curb Ramp Surface: Yes

Shelter: No Shelter Condition: Wheelchair Into:
 Distance from Curb (inches): Accessible Connection:
 Trip Generators: Office/Commercial, Retail

Recommendations: Move the stop 90' east. Remove a section of the bricks and pave a level 5'x8' slab for the B&A area. Pave a 25' path to connect the B&A area to the nearby sidewalk. Add detectable warnings to the nearby curb ramps.



Supplemental Photo



Southbound



Westbound



Northbound



Eastbound

ID: 11015 Location: S SYKES CREEK PKWY & E MERRITT ISLAND CSWY Latitude: 28.356573 Longitude: -80.68371 [Map](#)

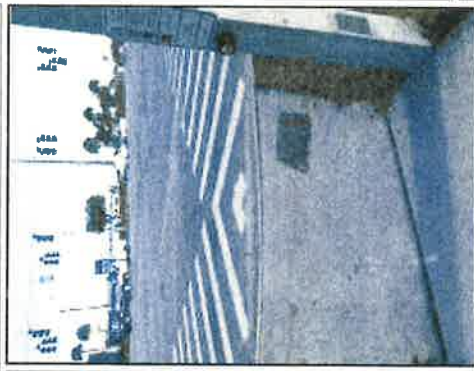
Quick Fix: Yes ADA Compliant: No Direction: Southbound
 Quick Fix Items: Relocate Bench
 Non-Compliant Features: Bench not accessible, Boarding and alighting area not compliant, Schedule not accessible, Detectable Warnings, No Raised Curb
 Average Ridership per Run: 2 Safety 5 Operational: 5 Cost: -5 Rideship: 8 Total: 12
 Scoring: Accessibility: -1 Rank: 497 Total Cost: \$9,600



Northbound



Southbound



Supplemental Photo

Stop Location: On an unpaved shoulder of roadway
 Bus Location: In a travel-thru lane
 Releation to Intersection: At street, on far side of intersection
 Hazards: None

Curb Type/Height: None Sign Mounted Correctly: Yes
 Signage: Standard bus stop sign post
 Amenities: Bench (3rd Party), Bus Schedule
 Bench Accessible: No Bench Obstruction: No
 Trashcan Accessible: Trashcan Obstruction:
 Schedule Accessible: No

Is there a B&A area: Yes
 What prevents a B&A area:
 B&A Materials: Dirt/Grass
 Is the B&A Safe: Yes
 B&A Condition: Surface not firm, stable, or slip resistant
 Running Slope (%): 0.3 Cross Slope (%): 5.2
 B&A Obstructions: No obstruction
 B&A Barriers: No barriers
 Sidewalk Connection: 1/4" Change in Elevation: No
 Sidewalk Width (feet):

Marked Crosswalk: Yes Protected Crosswalk: Yes
 Detectable Warning: No Detectable Warning Condition:
 Detectable Full Width: 24" Detectable Warning:
 Curb Ramp: Yes Smooth Transition at Curb Ramp: Yes
 Curb Ramp Slope: Yes Curb Ramp Surface: Yes

Shelter: No Shelter Condition: Wheelchair into:
 Distance from Curb (inches): Accessible Connection:

Trip Generators: Office/Commercial, Retail

Recommendations: Move the stop 80' north. Pave a level 5'x8' slab with a raised 6" curb for the B&A area. See note 1. Add a 50' sidewalk from the B&A area to the nearby intersection. Move the pole with the bus schedule adjacent to the pavement to make it accessible. Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area. Add detectable warnings to the nearby curb ramps.

ID: 11024

Location: SR 520 S SYKES CREEK PKWY & WALGREENS

Latitude: 28.357044 Longitude: -80.682911 [Map](#)

Quick Fix: No ADA Compliant: No

Direction: Eastbound

Quick Fix Items:

Non-Compliant Features: Schedule not accessible, Detectable Warnings

Average Ridership per Run: 2

Scoring: Accessibility: 9 Safety: 5

Operational: 5

Cost: 10

Ridership: 8

Total: 37

Rank: 58 Total Cost: \$2,500



Northbound



Southbound



Supplemental Photo



Eastbound



Westbound

Stop Location: On an unpaved shoulder of roadway

Bus Location: In a travel-thru lane

Relation to Intersection: At street, on far side of intersection

Hazards: None

Curb Type/Height: Type F-6 Sign Mounted Correctly: Yes

Signage: Standard bus stop sign post

Amenities: Bus Schedule, Trash Can

Bench Accessible: N/A

Bench Obstruction: N/A

Trashcan Accessible: Yes

Trashcan Obstruction: No

Schedule Accessible: No

Is there a B&A area: Yes

What prevents a B&A area:

B&A Materials: Concrete

Is the B&A Safe: Yes

B&A Condition: No defects

Running Slope (%): 0.1

Cross Slope (%): 0.1

B&A Obstructions: No obstruction

B&A Barriers: No barriers

Sidewalk Connection: Yes

1/4" Change in Elevation: No

Sidewalk Width (feet): 5

Marked Crosswalk: Yes

Protected Crosswalk: Yes

Detectable Warning: No

Detectable Warning Condition:

Detectable Full Width:

24" Detectable Warning:

Curb Ramp: Yes

Smooth Transition at Curb Ramp: Yes

Curb Ramp Slope: Yes

Curb Ramp Surface: Yes

Shelter: Yes

Shelter Condition: Good

Wheelchair Into: Yes

Distance from Curb (inches): 60

Accessible Connection: Yes

Trip Generators: Office/Commercial, Retail

Recommendations: Move sign away from the brick path and closer to shelter. Make sure the bus stop sign is located on the far side of the B&A area. See note 5. Add detectable warnings to the nearby curb ramps.

ID: 11031

Location: SR 520 & KAWANIS ISLAND

Latitude: 28.357423

Longitude: -80.678835

[Map](#)

Quick Fix: Yes ADA Compliant: No Direction: Westbound

Quick Fix Items: Relocate Bench

Non-Compliant Features: Bench not accessible, Boarding and alighting area not compliant, Schedule not accessible, Detectable Warnings

Average Ridership per Run: 0 Safety 5 Operational: 5 Cost: -5 Rideship: 0 Total: 7

Scoring: Accessibility: 2 Total Cost: \$9,400



Northbound



Southbound



Supplemental Photo

Stop Location: On an unpaved shoulder of roadway

Bus Location: In a travel-thru lane

Releation to Intersection: At street, on far side of intersection

Hazards: None

Curb Type/Height: Type F-6 **Sign Mounted Correctly:** Yes

Signage: Standard bus stop sign post

Amenities: Bench (3rd Party), Bus Schedule

Bench Accessible: No **Bench Obstruction:** No

Trashcan Accessible: No **Trashcan Obstruction:** No

Schedule Accessible: No

Is there a B&A area: No

What prevents a B&A area:

B&A Materials: Dirt/Grass

Is the B&A Safe: Yes

B&A Condition: Surface not firm, stable, or slip resistant

Running Slope (%): 0.2 **Cross Slope (%):** 13.6

B&A Obstructions: No obstruction

B&A Barriers: No barriers

Sidewalk Connection: No

Sidewalk Width (feet): 6

1/4" Change in Elevation: No

Marked Crosswalk: Yes **Protected Crosswalk:** Yes

Detectable Warning: No **Detectable Warning Condition:**

Detectable Full Width: 24" **Detectable Warning:**

Curb Ramp: Yes **Smooth Transition at Curb Ramp:** Yes

Curb Ramp Slope: Yes **Curb Ramp Surface:** Yes

Shelter: No **Shelter Condition:** **Wheelchair Into:**

Distance from Curb (inches): **Accessible Connection:**

Trip Generators: Government, School/Day Care

Recommendations: Move the stop 270' east. Pave a level 5'x8' slab for the B&A area. Add a 5' path to connect the B&A to the existing sidewalk. Make sure the pole with the bus schedule is located adjacent to the pavement so it is accessible. Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area. Add detectable warnings to the nearby curb ramps.

Latitude: 28.357099 Longitude: -80.678328 [Map](#)

ID: 11019 **Location:** SR 520 & KAWANIS ISLAND SOUTH SIDE

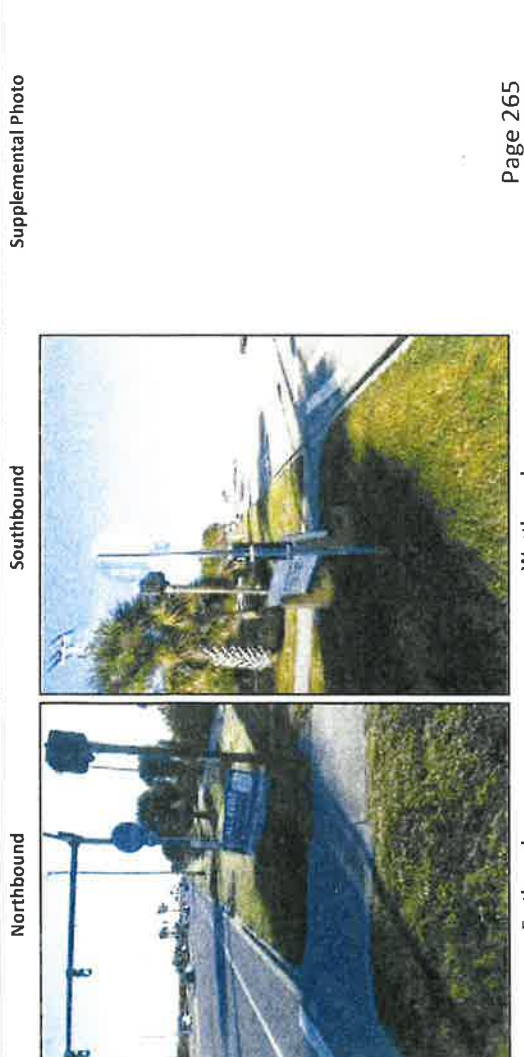
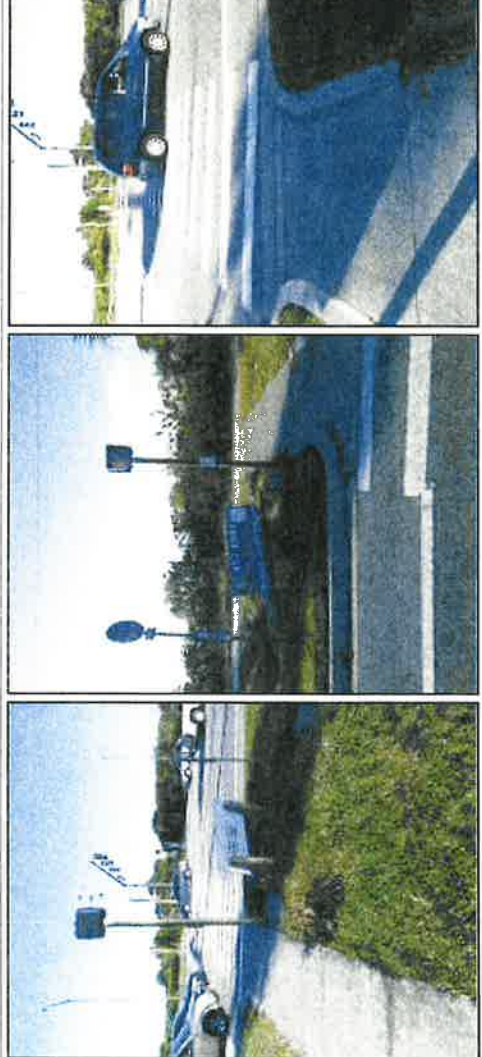
Quick Fix: Yes **ADA Compliant:** No **Direction:** Eastbound

Quick Fix Items: Relocate Bench

Non-Compliant Features: Bench obstruction, Bench not accessible, Boarding and alighting area not compliant, Schedule not accessible, Detectable Warnings, No Raised Curb

Average Ridership per Run: 2 **Operational:** 3 **Cost:** 0 **Rideship:** 8 **Total:** 22

Scoring: Accessibility: 3 Safety 8 **Rank:** 268 **Total Cost:** \$7,600



Stop Location: On a raised curb (without a sidewalk)

Bus Location: In a travel-thru lane

Relevation to Intersection: At street, on nearside of intersection

Hazards: None

Curb Type/Height: Type F-6 **Sign Mounted Correctly:** Yes

Signage: Standard bus stop sign post

Amenities: Bench (3rd Party), Bus Schedule

Bench Accessible: No **Bench Obstruction:** Yes

Trashcan Accessible: **Trashcan Obstruction:**

Schedule Accessible: No

Is there a B&A area: No

What prevents a B&A area:

B&A Materials: Dirt/Grass

Is the B&A Safe: Yes

B&A Condition: Surface not firm, stable, or slip resistant

Running Slope (%): 0.5 **Cross Slope (%):** 1.3

B&A Obstructions: Moveable Street furniture (waste cans, benches, etc.)

B&A Barriers: No barriers

Sidewalk Connection: Yes **1/4" Change in Elevation:** No

Sidewalk Width (feet): 5

Marked Crosswalk: Yes **Protected Crosswalk:** Yes

Detectable Warning: No **Detectable Warning Condition:**

Detectable Full Width: 24" **Detectable Warning:**

Curb Ramp: Yes **Smooth Transition at Curb Ramp:** Yes

Curb Ramp Slope: Yes **Curb Ramp Surface:** Yes

Shelter: No **Shelter Condition:** **Wheelchair Into:**

Distance from Curb (inches): **Accessible Connection:**

Trip Generators: Government

Recommendations: Move the stop 20' west. Pave a level 5'x8' slab for the B&A area. Add a 5' path to connect the B&A to the existing sidewalk. Move the pole with the bus schedule adjacent to the pavement to make it accessible. Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area. Add detectable warnings to the nearby curb ramps.

ID: 11280 Location: SR 520 & NEWFOUND HARBOR DR Latitude: 28.357208 Longitude: -80.668105 Map

Quick Fix: Yes **ADA Compliant:** No **Direction:** Eastbound
Quick Fix Items: Relocate Bench
Non-Compliant Features: Bench not accessible, Boarding and alighting area not compliant, Schedule not accessible, Detectable Warnings, No Raised Curb
Average Ridership per Run: 1 **Operational:** 5 **Rideship:** 4 **Total:** 11
Scoring: Accessibility: 2 Safety: 5 Cost: -5
Rank: 519 Total Cost: \$8,900



Northbound



Southbound



Supplemental Photo

Stop Location: On a paved shoulder of roadway
Bus Location: In a travel-thru lane
Releation to Intersection: At street, on far side of intersection
Hazards: None

Curb Type/Height: None **Sign Mounted Correctly:** Yes
Signage: Standard bus stop sign post
Amenities: Bench (3rd Party), Bus Schedule
Bench Accessible: No **Bench Obstruction:** No
Trashcan Accessible: **Trashcan Obstruction:**
Schedule Accessible: No

Is there a B&A area: Yes
What prevents a B&A area:
B&A Materials: Dirt/Grass
Is the B&A Safe: Yes
B&A Condition: Surface not firm, stable, or slip resistant
Running Slope (%): 0.3 **Cross Slope (%):** 7.2
B&A Obstructions: No obstruction
B&A Barriers: No barriers
Sidewalk Connection: No
Sidewalk Width (feet): 5
1/4" Change in Elevation: No

Marked Crosswalk: Yes **Protected Crosswalk:** Yes
Detectable Warning: No **Detectable Warning Condition:**
Detectable Full Width: 24" **Detectable Warning:**
Curb Ramp: Yes **Smooth Transition at Curb Ramp:** Yes
Curb Ramp Slope: Yes **Curb Ramp Surface:** Yes

Shelter: No **Shelter Condition:** **Wheelchair Into:**
Distance from Curb (inches): **Accessible Connection:**

Trip Generators: Office/Commercial, Retail

Recommendations: Move the stop 200' west. Resurface the B&A area to have a cross slope of <=2%. Pave a level 5'x8' slab with a raised 6" curb for the B&A area. See note 1. Add a 10' path to connect the B&A to the existing sidewalk. Add detectable warnings to the nearby curb ramps. Move the bench and schedule so they are flush with the edge of the sidewalk and outside of the B&A area.

ID: 11016 Location: WAL-MART SUPER CENTER & WAL-MART Latitude: 28.359084 Longitude: -80.668686 [Map](#)

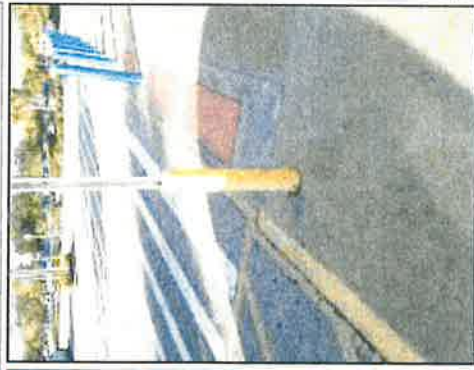
Quick Fix: No ADA Compliant: Yes Direction: Westbound
 Quick Fix Items:
 Non-Compliant Features:
 Average Ridership per Run: 0 Operational: 2 Cost: 100 Rideship: 0 Total: 114
 Scoring: Accessibility: 9 Safety: 3
 Rank: 11 Total Cost: \$0



Northbound



Southbound



Supplemental Photo

Stop Location: On a paved shoulder of roadway
 Bus Location: In a travel-thru lane
 Relevation to Intersection: Off street
 Hazards: None

Curb Type/Height: Type D-6 Sign Mounted Correctly: Yes
 Signage: Standard bus stop sign post
 Amenities: Bus Schedule
 Bench Accessible: N/A Bench Obstruction: N/A
 Trashcan Accessible:
 Schedule Accessible: Yes Trashcan Obstruction:

Is there a B&A area: Yes
 What prevents a B&A area:
 B&A Materials: Concrete
 Is the B&A Safe: Yes
 B&A Condition: No defects
 Running Slope (%): 0.2 Cross Slope (%): 0.4
 B&A Obstructions: No obstruction
 B&A Barriers: No barriers
 Sidewalk Connection: Yes 1/4" Change in Elevation: No
 Sidewalk Width (feet): 25

Marked Crosswalk: Yes
 Protected Crosswalk: No
 Detectable Warning: Yes Detectable Warning Condition: Good
 Detectable Full Width: Yes 24" Detectable Warning: Yes
 Curb Ramp: Yes Smooth Transition at Curb Ramp: Yes
 Curb Ramp Slope: Yes Curb Ramp Surface: Yes

Shelter: No Shelter Condition:
 Distance from Curb (inches): Accessible Connection:
 Wheelchair Into:

Trip Generators: Retail

Recommendations: No recommendations for the bus stop.



Eastbound



Westbound

ID: 11018

Location: SR 520 & N BANANA RIVER DR

Latitude: 28.357231

Longitude: -80.665112

[Map](#)

Quick Fix: Yes

Direction: Eastbound

Quick Fix Items: Relocate Bench

Non-Compliant Features: Bench obstruction, Bench not accessible, Boarding and alighting area not compliant, Schedule not accessible, Detectable Warnings, No Raised Curb

Average Ridership per Run: 7

Scoring: Accessibility: 0 Safety 5

Operational: 3

Cost: -5

Rideship: 28

Total: 31

Rank: 108 Total Cost: \$8,100

Sign Mounted Correctly: Yes

Signage: Standard bus stop sign post

Amenities: Bench (3rd Party), Bus Schedule

Bench Accessible: No Bench Obstruction: Yes

Trashcan Accessible: No Trashcan Obstruction:

Schedule Accessible: No

Is there a B&A area: Yes

What prevents a B&A area:

B&A Materials: Dirt/Grass

Is the B&A Safe: Yes

B&A Condition: Surface not firm, stable, or slip resistant

Running Slope (%): 0.3

B&A Obstructions: No obstruction

B&A Barriers: No barriers

Sidewalk Connection: No

Sidewalk Width (feet): 5

1/4" Change in Elevation: No

Northbound



Southbound



Supplemental Photo



Eastbound



Westbound



Recommendations: Pave a level 5'x8' slab with a raised 6" curb for the B&A area. See note 1. Add a 40' sidewalk from the B&A area to the nearby intersection. Move the pole with the bus schedule adjacent to the pavement to make it accessible. Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area. Add detectable warnings to the nearby curb ramps.

Marked Crosswalk: Yes
Protected Crosswalk: Yes
Detectable Warning: No
Detectable Warning Condition:
24" Detectable Warning:
Curb Ramp: Yes
Smooth Transition at Curb Ramp: Yes
Curb Ramp Slope: Yes
Curb Ramp Surface: Yes

Shelter: No
Shelter Condition:
Distance from Curb (inches):
Wheelchair Into:
Accessible Connection:

Trip Generators: Office/Commercial, Retail

ID: 11269

Location: SR 520 & N BANANA RIVER DR

Latitude: 28.357578

Longitude: -80.665547

[Map](#)

Quick Fix: Yes ADA Compliant: No Direction: Westbound

Quick Fix Items: Relocate Bench
Non-Compliant Features: Bench not accessible, Boarding and alighting area not compliant, Schedule not accessible, No Raised Curb

Average Ridership per Run: 0 Operational: 5 Cost: 0 Rideship: 0 Total: 13
Scoring: Accessibility: 2 Safety 6
Rank: 469 Total Cost: \$7,700



Northbound



Southbound



Supplemental Photo



Eastbound



Westbound

Curb Type/Height: None Sign Mounted Correctly: Yes

Signage: Standard bus stop sign post

Amenities: Bench (3rd Party), Bus Schedule

Bench Accessible: No Bench Obstruction: No

Trashcan Accessible: No Trashcan Obstruction:

Schedule Accessible: No

Is there a B&A area: Yes

What prevents a B&A area:

B&A Materials: Dirt/Grass

Is the B&A Safe: Yes

B&A Condition: Surface not firm, stable, or slip resistant

Running Slope (%): 0.2 Cross Slope (%): 1.8

B&A Obstructions: No obstruction

B&A Barriers: No barriers

Sidewalk Connection: No

Sidewalk Width (feet): 5

1/4" Change in Elevation: No

Marked Crosswalk: Yes

Protected Crosswalk: Yes

Detectable Warning: Yes Detectable Warning Condition: Excellent

24" Detectable Warning: Yes

Curb Ramp: Yes Smooth Transition at Curb Ramp: Yes

Curb Ramp Slope: Yes Curb Ramp Surface: Yes

Shelter: No Shelter Condition: Wheelchair Into:

Distance from Curb (inches): Accessible Connection:

Trip Generators: Retail

Recommendations: Move the stop 130' east. Pave a level 5'x8' slab with a raised 6" curb for the B&A area. See note 1. Add a 20' path to connect the B&A to the existing sidewalk. Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area. Move the pole with the bus schedule adjacent to the pavement to make it accessible.

ID: 11021 Location: SR 520 & S BANANA RIVER DR Latitude: 28.357269 Longitude: -80.661927 [Map](#)

Quick Fix: Yes **ADA Compliant:** No **Direction:** Eastbound
Quick Fix Items: Relocate Bench
Non-Compliant Features: Bench not accessible, Boarding and alighting area not compliant, Schedule not accessible, Detectable Warnings, No Raised Curb
Average Ridership per Run: 1 **Operational:** 5 **Rideship:** 4 **Total:** 6
Scoring: Accessibility: 2 Safety: 5 Cost: -10
Rank: 634 Total Cost: \$10,400



Northbound



Southbound



Supplemental Photo

Stop Location: On an unpaved shoulder of roadway
Bus Location: In a travel-thru lane
Releation to Intersection: At street, on far side of intersection
Hazards: None

Curb Type/Height: None **Sign Mounted Correctly:** Yes
Signage: Standard bus stop sign post
Amenities: Bench (3rd Party), Bus Schedule
Bench Accessible: No **Bench Obstruction:** No
Trashcan Accessible: **Trashcan Obstruction:**
Schedule Accessible: No

Is there a B&A area: Yes
What prevents a B&A area:
B&A Materials: Dirt/Grass
Is the B&A Safe: Yes
B&A Condition: Surface not firm, stable, or slip resistant
Running Slope (%): 0.3 **Cross Slope (%):** 6.6
B&A Obstructions: No obstruction
B&A Barriers: No barriers
Sidewalk Connection: No **1/4" Change in Elevation:** No
Sidewalk Width (feet): 5

Marked Crosswalk: Yes
Protected Crosswalk: Yes
Detectable Warning: No **Detectable Warning Condition:**
Detectable Full Width: **24" Detectable Warning:**
Curb Ramp: Yes **Smooth Transition at Curb Ramp:** Yes
Curb Ramp Slope: Yes **Curb Ramp Surface:** Yes

Shelter: No **Shelter Condition:** **Wheelchair Into:**
Distance from Curb (inches): **Accessible Connection:**

Trip Generators: Retail

Recommendations: Pave a level 5'x8' slab with a raised 6" curb for the B&A area. See note 1. Add a 95' path to connect the B&A to the existing sidewalk. Add detectable warnings to the nearby curb ramps. Resurface the B&A area to have a cross slope of <=2%. Move the bench so that it is flush with the edge of the sidewalk and outside of the B&A area. Make sure the pole with the bus schedule is located adjacent to the pavement so it is accessible.

Eastbound

Westbound

ID: 11012 Location: SR 520 & MILFORD POINT Latitude: 28.357599 Longitude: -80.662729 [Map](#)

Quick Fix: Yes **ADA Compliant:** No **Direction:** Westbound
Quick Fix Items: Relocate Bench
Non-Compliant Features: Bench not accessible, Schedule not accessible, Detectable Warnings, No Raised Curb
Average Ridership per Run: 1 **Operational:** 5 **Rideship:** 4 **Total:** 17
Scoring: Accessibility: 8 Safety: 5 Cost: -5
Rank: 389 **Total Cost: \$8,400**



Northbound



Southbound



Supplemental Photo



Eastbound



Westbound

Stop Location: On a paved shoulder of roadway
Bus Location: In a travel-thru lane
Relation to Intersection: At street, on far side of intersection
Hazards: None

Curb Type/Height: None **Sign Mounted Correctly:** Yes
Signage: Standard bus stop sign post
Amenities: Bench (3rd Party), Bus Schedule
Bench Accessible: No **Bench Obstruction:** No
Trashcan Accessible: No
Schedule Accessible: No

Is there a B&A area: Yes
What prevents a B&A area:
B&A Materials: Asphalt
Is the B&A Safe: Yes
B&A Condition: No defects
Running Slope (%): 0.3
B&A Obstructions: No obstruction
B&A Barriers: No barriers
Sidewalk Connection: No
Sidewalk Width (feet): 5
Cross Slope (%): 0.5
1/4" Change in Elevation: No

Marked Crosswalk: Yes
Protected Crosswalk: Yes
Detectable Warning: No
Detectable Warning Condition:
24" Detectable Warning:
Curb Ramp: Yes
Smooth Transition at Curb Ramp: Yes
Curb Ramp Slope: Yes
Curb Ramp Surface: Yes

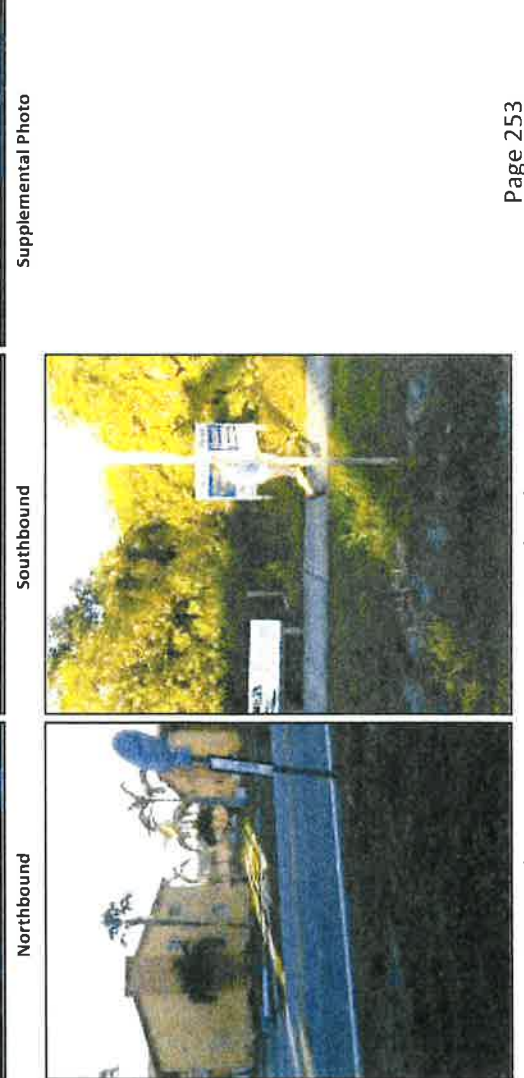
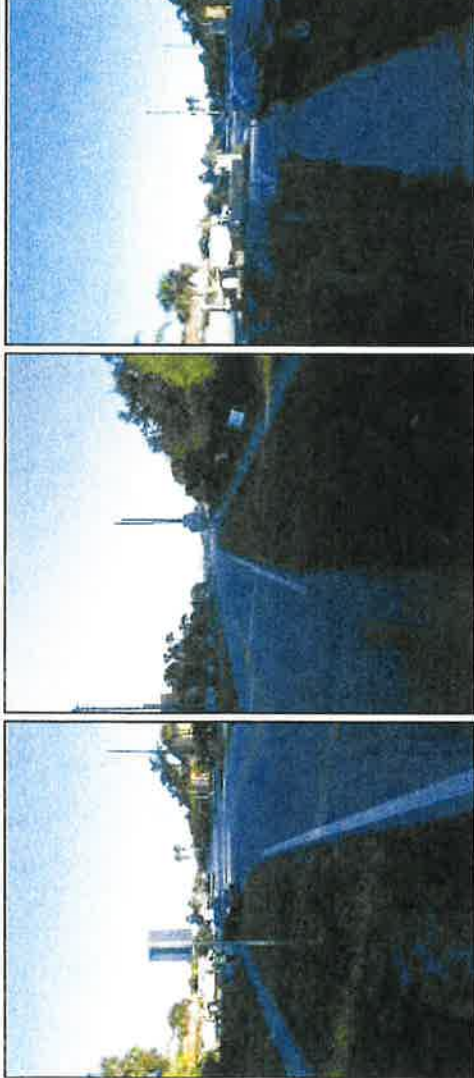
Shelter: No **Shelter Condition:** **Wheelchair Into:**
Distance from Curb (inches): **Accessible Connection:**

Trip Generators: Office/Commercial, Retail

Recommendations: Pave a level 5'x8' slab with a raised 6" curb for the B&A area. See note 1.
 Pave a 70' sidewalk to connect the B&A area to the sidewalk to the east.
 Add detectable warnings to the ramp. Make sure the pole with the bus schedule and bench are located adjacent to the pavement so they are accessible.

ID: 11007 Location: N BANANA RIVER DR & CO-OP APTS Latitude: 28.360302 Longitude: -80.664941 [Map](#)

Quick Fix: No ADA Compliant: No Direction: Southbound
 Quick Fix Items:
 Non-Compliant Features: Boarding and alighting area not compliant, Schedule not accessible, Detectable Warnings, No Raised Curb
 Average Ridership per Run: 2 Operational: 4 Rideship: 8 Total: 11
 Scoring: Accessibility: 1 Safety: 3 Cost: -5
 Rank: 516 Total Cost: \$8,400



Stop Location: On an unpaved shoulder of roadway
 Bus Location: In a travel-thru lane
 Releation to Intersection: At street, on far side of intersection
 Hazards: None

Curb Type/Height: None Sign Mounted Correctly: Yes
 Signage: Standard bus stop sign post
 Amenities: Bench (3rd Party), Bus Schedule
 Bench Accessible: Yes Bench Obstruction: No
 Trashcan Accessible: Trashcan Obstruction:
 Schedule Accessible: No

Is there a B&A area: No
 What prevents a B&A area:
 B&A Materials: Dirt/Grass
 Is the B&A Safe: Yes
 B&A Condition: Surface not firm, stable, or slip resistant
 Running Slope (%): 0.1 Cross Slope (%): 8.9
 B&A Obstructions: No obstruction
 B&A Barriers: No barriers
 Sidewalk Connection: Yes 1/4" Change in Elevation: No
 Sidewalk Width (feet): 5

Marked Crosswalk: No
 Detectable Warning: No
 Detectable Full Width:
 Curb Ramp: Yes
 Curb Ramp Slope: Yes

Protected Crosswalk: Yes
 Detectable Warning Condition:
 24" Detectable Warning:
 Smooth Transition at Curb Ramp: Yes
 Curb Ramp Surface: Yes

Shelter: No Shelter Condition: Wheelchair into:
 Distance from Curb (inches): Accessible Connection:

Trip Generators: Residential, Retail

Recommendations: Pave a level 5'x8' slab with a raised 6" curb for the B&A area. See note 1. Add a 5' path to connect the B&A to the existing sidewalk. Add detectable warnings to the nearby curb ramps. Make sure the pole with the bus schedule is located adjacent to the pavement so it is accessible.

ID: 11010

Location: FORTENBERRY RD & S PLUMOSA ST

Latitude: 28.353734

Longitude: -80.691271

[Map](#)

Quick Fix: No **ADA Compliant:** No **Direction:** Eastbound

Quick Fix Items:

Non-Compliant Features: Boarding and alighting area not compliant, Detectable Warnings, No Raised Curb

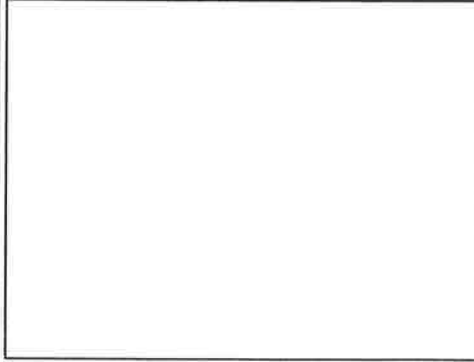
Average Ridership per Run: 2

Scoring: Accessibility: -4 Safety 0 Operational: 4 Cost: 0 Rideship: 8 Total: 8

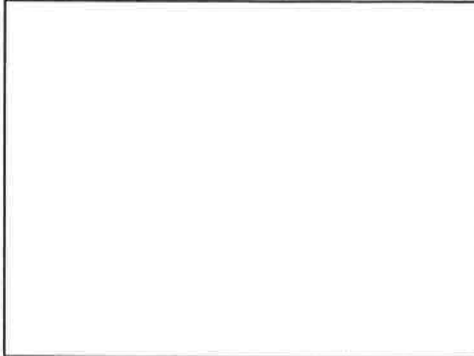
Rank: 574 Total Cost: \$6,800



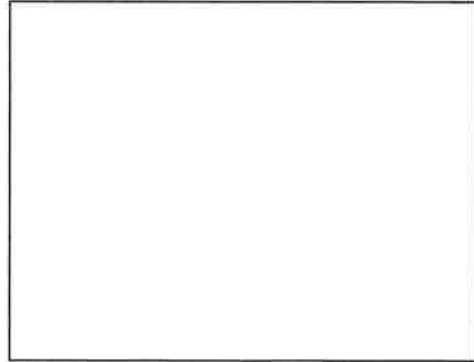
Supplemental Photo



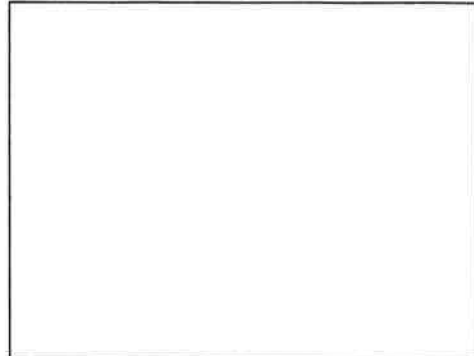
Southbound



Northbound



Westbound



Eastbound

Stop Location: On an unpaved shoulder of roadway

Bus Location: In a travel-thru lane

Relocation to Intersection: At street, on far side of intersection

Hazards: None

Curb Type/Height: None **Sign Mounted Correctly:** Yes

Signage: Standard bus stop sign post

Amenities: None

Bench Accessible: N/A **Bench Obstruction:** N/A

Trashcan Accessible: **Trashcan Obstruction:**

Schedule Accessible:

Is there a B&A area: Yes

What prevents a B&A area:

B&A Materials: **Dirt/Grass**

Is the B&A Safe: Yes

B&A Condition: Surface not firm, stable, or slip resistant

Running Slope (%): 0.2 **Cross Slope (%):** **2.3**

B&A Obstructions: No obstruction

B&A Barriers: No barriers

Sidewalk Connection: **1/4" Change in Elevation:** No

Sidewalk Width (feet):

Marked Crosswalk: No

Detectable Warning: **Protected Crosswalk:**

Detectable Full Width: **Detectable Warning Condition:**

Curb Ramp: No **24" Detectable Warning:**

Curb Ramp Slope: **Smooth Transition at Curb Ramp:**

Curb Ramp Surface:

Shelter: No **Shelter Condition:** **Wheelchair Into:**

Distance from Curb (inches): **Accessible Connection:**

Trip Generators: Office/Commercial

Recommendations: Bus stop under construction. Pave a level 5'x8' slab with a raised 6" curb for the B&A area. See note 1. Pave 60' of sidewalk to connect the stop to the intersection.



MERRITT ISLAND REDEVELOPMENT AGENCY
Board of Directors Meeting
September 26, 2024

ITEM V.B.

AGENDA REPORT ITEM:	Ongoing/ Old Business
PROJECT:	258 N. Grove Street Commercial Façade Improvements
Requested Action:	Progress Presentation & Tour Payment Approval or Possible Extension
Summary Explanation & Background:	
<p>Location: 258 N. Grove Application Date: July 29, 2021 Extension Expiration Date September 2024 Applicant: John and Joan Sinatra Site End Use: Offices for Tradewind Builders Original Estimated Project Cost: \$142,000</p> <p>Project Description: Construct a new Front Entry with Hardie board siding, paint, and trim out, adding cedar gables and a new roof. Redesign parking area to comply with Brevard County Code utilizing pavers, concrete, required landscaping, French drainage, and eight new parking spaces.</p> <p>Tradewind Builders is now in its 27th year of operations, designing and building custom, unique homes and renovation projects. A tour of their new offices demonstrates their innovation and approach. Every [project they work on is different. They excel in bringing unique ideas and dreams to reality, completing hundreds of room additions and interior, exterior, bath, and kitchen remodels all over Brevard County.</p> <p>This project is nearing completion. The MIRA Board has been invited to tour the facility. Cheryl Hurren is reviewing an invoice for payment, and the project has substantially met or exceeded expenditure thresholds.</p>	
Fiscal Impact \$25,000	
Exhibits Attached:	Supporting Documentation

COMMERCIAL FAÇADE IMPROVEMENT

Joan & John Sinatra

Owners of: TWB Inc. / TRADE WIND BUILDERS
258 N. Grove Street, Merritt Park Place

Who are we?




- ❖ Owners of TWB since 2016
- ❖ 5 full-time dedicated local employees
- ❖ Help to develop and renovate Merritt Island homes and businesses
- ❖ Local and loyal to Merritt Island since 1997
- ❖ Sponsors for MIHS, MILA and EDGEWOOD
- ❖ Proud supporters of Sheriff Wayne Ivey

A. REMOVAL OF BLIGHT

Does your proposed project visually demonstrate the removal of blight as a result of rehabilitation work due to disrepair? Will it aesthetically enhance the property?

 **YES.** The blight from a derelict septic system and the non-removal of dirt and non-maintained driveway will be permanently restored.

 **YES.** The existing buildings are basic block structures with non-hurricane compliant windows & doors. Other than stucco, there were never any aesthetic improvements done to these structures since the '80s. Adding Hardie Plank to the exterior of both structures and replacing the windows & doors will improve the façade dramatically, as well as improve the value of the property.



* current condition
258 N. Grave St.

44/12/2008



* Current Condition
258 N. Grove St

258

* Current Facia & Awning
& Roof Color

258 N. (same St)

4/6/97
110



* Proposed Facia / Roof Color
+ Renovations.

258 W. Grove St.

Current parking on abandoned septic field

❖ No curbing - no safety measures for pedestrians



COMMUNITY IMPACT

Does your property demonstrate an overall façade improvement that encourages a safe, convenient environment, thus promoting economic development in the community?



YES. The current entry is 74” tall. This limits the way people who are taller enter the building as well as a hinderance for delivery drivers.

❖ We propose a much taller entry, allowing for convenience and safety when entering the building.

❖ We will also eliminate the excess sand and crushed shell that is unlevel and makes wheelchair access difficult.

❖ The parking will also encourage people to enter a well-designed location with customer safety and ease of entry in mind.



PROPOSED Parking area & New Facade



CURRENT ENTRY

- ❖ NOTE: Slope of roof comes down low enough for most taller individuals to hit their head.
- ❖ NOTE: Crushed shell and sand are blown into wheelchair accessible area, making it difficult to gain access.

ENVIRONMENTAL CONSIDERATION

Does your proposed project demonstrate appropriate environmental design and green build practices that meet the objectives of environmental conservation and current green industry standards? Please explain what design measures have been used.



YES. We hired Erin Trauger engineer to design the parking area and drainage system for the project. Emphasis on green space and landscaping is a priority.

- ❖ Using pervious pavers for entire parking area
- ❖ Drainage pond and green space to be designed into build

SAFETY, SECURITY & CONVENIENCE

Does your proposed project contain elements that encourage a safe and convenient business environment for customers and employees?

Please identify those elements.



YES. Level out parking area

- ❖ Add more paved spaces to front area. Reduce distance to next available public parking space 150' away
- ❖ Added security lighting to be included
- ❖ Added hurricane damage prevention to the building
- ❖ Better accessibility for handicapped patrons
- ❖ Better drainage of lot when rains come

ARCHITECTURAL or HISTORICAL PRESERVATION

Does your proposed project demonstrate the preservation or restoration of historical or architectural heritage elements of the property?
Please identify those elements.

- ❖ Previously this structure was a house, then a window tint business, then a mixed bag of retail shops. Never updated, never improved.
- ❖ We are adding over \$150,000 of improvements to this location. We are adding locally inspired architectural elements, siding, cupola, weathervane etc. Hoping to inspire others to do so, with help from MIRA.

ENHANCED LANDSCAPING

Does your proposed project contain environmental conservation measures such as low impact design, stormwater management, Florida friendly material and irrigation alternatives? Please be specific.



YES. Erin Trauger has designed a storm water retention system for the property to self contain any run-off.

- ❖ Using pervious pavers and French drain systems to direct flow of water.
- ❖ Installing Florida native trees and landscape materials to insure viability of plants.