



Agenda Report

2725 Judge Fran Jamieson
Way
Viera, FL 32940

Unfinished Business

I.1.

9/13/2022

Subject:

Review of Draft Merritt Island Redevelopment Agency Plan Revision

Fiscal Impact:

N/A

Dept/Office:

Merritt Island Redevelopment Agency

Requested Action:

It is requested that the Board of County Commissioners review the MIRA budget allocations and affordable housing plan revision drafted by MIRA staff, and approve further review of the draft plan update by the MIRA Board of Directors.

Summary Explanation and Background:

On August 30, 2022 (Item J.4.), the Board tasked the Merritt Island Redevelopment Agency staff to create a work plan-with guidelines-identifying budget allocations for affordable housing, parks and recreation, and infrastructure. The Commissioners requested an emphasis on infrastructure spending, affordable housing and infrastructure definitions, a rolling funds policy, and spending timeframes. Review and edits to this draft plan update will remain in progress until the County Commission adopts a MIRA plan update when a District 2 Commissioner is in office.

Clerk to the Board Instructions:



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

September 14, 2022

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Kimberly.Powell@brevardclerk.us

MEMORANDUM

TO: Larry Lallo, Merritt Island Redevelopment Agency Executive Director

RE: Item I.1., Review of Draft Merritt Island Redevelopment Agency (MIRA) Plan Revision

The Board of County Commissioners, in regular session on September 13, 2022, discussed and reviewed the MIRA budget allocations and affordable housing plan revision drafted by MIRA staff; authorized sending the MIRA plan update back to you; directed you to update the MIRA plan proposal by removing the Merritt Island Mall Project from the MIRA plan, removing the business incentives for the modernization and rehabilitation of structurally sound, privately owned buildings, and bring operational expenses to be more inline with other County offices; and directed you to bring the revised MIRA plan back to the Board by October 11, 2022, regular Board Meeting for the review of the final plan with no vote to be taken until there is a District 2 Commissioner.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
RACHEL M. SADOFF, CLERK

A handwritten signature in cursive script, reading "Kimberly Powell".

Kimberly Powell, Clerk to the Board

/pp

cc: County Manager
County Attorney

J.1.
Tobia.

Motion:

I would like to make a motion to send the MIRA plan update back to staff, and direct them to update their plan proposal with the following changes:

- Removing the Merritt Island Mall Project from the MIRA plan
- Remove business incentives for the modernization and rehabilitation of structurally sound, privately owned buildings
- OPERATIONAL EXPENSES.

In addition, direct staff to bring the revised MIRA plan update back to the Board for approval by the October 11th Regular Board Meeting.

1/ NOT VOTE ON FINAL PLAN.

Merritt Island Redevelopment Agency Redevelopment Plan Update Draft

Executive Summary Draft

Purpose: Create Redevelopment Plan Update Draft with Annual Project Budget expenditures for review by the Brevard County Board of County Commissioners.

Affordable Housing Section is to be added (budget strategy is included on last several pages)

Affordable Housing Element Determination of Necessity

Housing Market Trend

Housing costs have been outpacing affordable housing construction. The effects of the economic shutdowns have exacerbated this as rents and home values have raised due to much stronger interest in the market, particularly in the Sunshine State, caused by in-migration as well as the trend of corporate acquisition of homes to be renovated and rented at market value, lessening the potential number of units available for low-moderate income renters and homebuyers.

A 2020 report conducted by the Shimberg Center for Housing Studies at the University of Florida noted that in Brevard County there is a deficit of 8,396 available affordable housing units for households earning less than 50% of the area median income (AMI); a deficit of 4,812 available affordable housing units for households earning less than 60% of the Area Median Income (AMI); and a deficit of 3,316 available affordable housing units for households earning less than 80% of the AMI. Affordable units are those for which a household at the given income limit (% AMI) would pay no more than 30% of their income for gross rent.

Note: Additional supportive facts and data will be researched and inserted here. Merritt Island affordable housing deficit, is likely to include households up to 120% AMI, given the cost to construct.

Local housing and workforce needs of employers are inextricably linked to one another. This is especially true on Merritt Island. Preliminary research indicates that Merritt Island's top employers are those who provide work force opportunities to the Space, Education, Medical, Health and supportive service industries, whether direct or indirectly associated. This includes many small businesses that need employees with a broad a range of vocational skills.

Note: Additional supportive facts and data will be researched and inserted here to firmly establish the level of affordable housing need.

September 2022 Draft

Background

In 2014 The Brevard County Board of County Commissioners adopted the Merritt Island Redevelopment Agency (MIRA) Redevelopment Plan. The community redevelopment area boundaries designated in the plan intentionally focused on properties adjacent to the Core Commercial Corridors of State Route 520; State Route 528; North and South Courtenay Parkway (Cone Road to SR 528); Industrial Areas such as Cone Road and the Barge Canal to Kelley Park (comprised of commercial, industrial and recreational uses); and Veterans Memorial and, Kiwanis Parks.

With the focus on Commercial, Industrial, and Recreational properties, approximately 10% of Merritt Island's geographic area is contained within the MIRA Redevelopment Area. The remaining 90% of Merritt Island, virtually the residential and undevelopable open space areas, are not included in the tax increment area.

With the redevelopment focus on the commercial and industrial core areas - including parks, contained therein, the current Merritt Island Redevelopment Agency (MIRA) Redevelopment Plan does not include an Affordable Housing Element. The 2014 Redevelopment Plan per state statute, stated the reasons for not addressing in the plan, the development of affordable housing in the area. This was addressed per the statute requirements as follows: "MIRA has no plans to become residential real estate developers". "The purpose of the plan is to stimulate private sector investment". The Plan does identify areas for "the private sector to create new, replacement, infill residential, and mixed-use development", in the Redevelopment Area. This has been underway through a combination of infrastructure development, corridor improvements, parks improvements, and active developer facilitation and outreach.

Consideration of Current Redevelopment Area Trends Setting the Stage for Housing Redevelopment

Retail Automobile Industry:

The SR 520 automobile retail and service industry businesses, which in years past have been a significant economic driver, have been relocating from Merritt Island to commercial areas along Interstate 95 (national trend has been to Interstate sites). This has resulted in several large parcels of land with vacant buildings that are available for redevelopment.

Mall and Retail Industry:

With every 1% increase in online sales in the United States, an estimated 10,000 retail sites become vacant. Merritt Island has experienced its share of this retail loss. With the trend in the retail sales industry to online shopping, and the trending of traditional Malls and big box retail as centers of shopping, away from Merritt Island, several former and existing properties in the SR 520 and Core Mall Area are vacant and some are moving towards blighted conditions.

Current Redevelopment activity - Setting the Stage for Affordable Housing Redevelopment

The following positives, accomplishments and trends are presently serving to synergize strong interest in multifamily residential redevelopment projects in the core Mall area, and SR 520 with some interest on N. Courtenay Pkwy.

Market Position: Merritt Island remains in a solid market position for redevelopment. With the strong traffic volume on SR 520 (40,000+ ADT), strong demographics within a 15-minute drive from the Mall area; Merritt Island is and has historically been a residential server to the Space Industry; the Beaches Tourism Industry, Port Canaveral, and Patrick Space Force Base. *A redevelopment recovery is inevitable, and is currently underway.*

Space Industry: *Job creation/retention details to be inserted*

Port Canaveral: *Job creation/retention details to be inserted*

Health/Medical: *Job creation/retention details to be inserted*

Infrastructure Improvements: Completion of the \$7 Million MIRA/Brevard County Fortenberry Regional Stormwater Treatment System. This system will incentivize commercial and higher density residential redevelopment on the SR 520 and Mall core commercial area, enabling redevelopers with properties within the 165-acre area surrounding the Mall to have rapid and economical access to a regional storm water system, reducing development costs, environmental permitting time, and improving land use densities, while improving the quality of storm water entering the Lagoon.

Health First Medical Wellness Village project, is redeveloping a 15-acre, blighted retail site into a 528,000 square foot Hospital and Medical Wellness Village. They are making a \$500 Million Investment. This project will stimulate substantial needs for affordable within the vicinity of the project.

MIRA \$500,000 US EPA Brownfield Redevelopment Grant: MIRA has received notice of a grant award for a US EPA Grant to catalyze redeveloping properties in the SR 520 commercial core areas protecting the environment, reusing existing infrastructure, minimizing further urban sprawl and creating retail and housing redevelopment opportunities. Developers are already expressing an interest in utilizing this grant for environmental site analysis.

Redevelopment of Veterans Memorial Park: Since MIRA/Brevard County created and improved this 80-acre Park, it has steadily increased in use and attendance with more than 125,000 annual visits and already is attracting interest from multifamily developers seeking nearby (walking distance) redevelopment opportunities.

Airport River Fly Inn Condos. The 10-story high-rise River Fly-In Condos in the Cone Road area, are under construction and for sale, designed to be a haven for pilots, located on over 13-acres next to the

Banana River, adjacent to Veterans Memorial Park, the Mall Area, and the Merritt Island Airport. This project is demonstrating a market demand for housing on Merritt Island, and is spurring additional housing redevelopment interest in the adjacent Core Mall Area.

Commercial Redevelopment site plan approval of 5.92 acres of the former Erdman Dealership fronting on SR. 520.

Affordable Housing Need

Affordable housing is fundamental to human dignity; the physical, economic and social well-being of individuals, families, and communities, and is a required fabric for sustaining a healthy workforce. Housing inventory is needed. Affordable housing, even more so. Availability of affordable housing must increase, and or wages must increase to accommodate the market.

Pursuant to Florida Statutes 163.360 and 163.362: In order to have an affordable housing element, the Plan must provide a neighborhood impact element and a residential use element. Part of this includes a determination of the population in the redevelopment area, the number of dwelling units, and a determination of the shortage of housing affordable to residents within the community redevelopment area who are of low or moderate income, including the elderly, or a combination thereof, designating such area as appropriate for community redevelopment. The updated draft plan will also need to be submitted to the local planning agency of the county for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole.

Note: Requires TBD Data within the redevelopment area. Will need to ferret out how this logistically works, given the current population in the redevelopment area, is a small percentage of the actual geography of need.

Affordable Housing Redevelopment Challenges

Despite the attractiveness of access to employers, developing any type of housing on Merritt Island is very expensive. This translates to substantially higher rental and home ownership costs. Challenges include building to hurricane standards; Marketing with potential evacuation conditions; Severe limit on the availability of developable land; Few available homes or rentals. The strong demand to live on the Island from those who can afford living on the Island raises prices; the cost of redevelopment (assembling sites from small parcels, brownfield remediation on former commercial and industrial parcels, stormwater infrastructure, higher insurance costs, the significant flood plain and storm water issues in the redevelopment areas, the high cost of environmental mitigation, and required coastal and environmental development permitting.

BROAD STRATEGIC APPROACH

MIRA will take a broad strategic approach to incentivize the creation of affordable housing.

This will include a range of strategies such as tax increment performance-based grants, to marketing, outreach, advocacy, developer facilitation, and other innovations.

This creates a wide chasm to reach profitability, and an even wider financial gap for housing affordability, even for working moderate income households (those at or below 80% of the Area Median Income).

Affordable Housing Goal

500 Units of Affordable Housing by 2034

Subject to approval as part of the CRA Plan, beginning in FY 2024 through FY 2034 MIRA will dedicate 20% (approximately \$200,000) of its Annual Trust Fund income, based upon a rolling average formula (TBD) to create 500 affordable housing units. This would generate approximately \$2 Million Dollars over a ten-year period.

MIRA will take a broad strategic approach to incentivize creation of affordable housing. This will include a range of strategies ranging from tax increment performance-based grants, to marketing, outreach, advocacy, developer facilitation, household capacity building, and other innovations.

This would include collaboration with Brevard County Housing and Human Services, Brevard Public Housing Authority, Brevard Family Promise, the Veterans Service groups, and related charitable organizations, as long as the form of assistance provided creates long term affordable housing within the MIRA Redevelopment Area.

MIRA would include in its strategy, the creation of documentable affordable housing units, that will be established for committed time frames of 5 to 10 years, whether through agreements with developers, program managers, or program recipients, dependent on the structure of the affordable housing benefit.

The MIRA affordable housing goals will be to primarily serve working households having incomes ranging from 80% to 120% of the Average Median Income (AMI).

MIRA will incentivize the creation of affordable housing in multifamily structures, working with developers, but also by providing grants to spur the purchase of single family and condominium homes, using programs such as down payment assistance and closing costs assistance, as examples.

Vacant developable land is limited within the Redevelopment Area, hindering the ability to produce substantial amounts of low-density single-family residential units, however in accordance with the Redevelopment Plan, MIRA will engage in acquiring and assembling developable land, brownfield remediation and other site ready investments, and an RFP process to create single family housing units, infilling with compatible uses within the redevelopment area.

MIRA will also engage in acquiring and assembling developable land, brownfield remediation and other site ready investments, and utilize an RFP developer selection process to create higher density residential housing within the redevelopment area.

MIRA will include in its strategy the goal of increasing the availability of affordable senior housing, as part of its goal reaching strategy.

To leverage use of TIF funds, and maximize affordable housing unit production, MIRA will incentivize affordable housing developers whose business model includes use of federal and state low-income housing tax credits, brownfield remediation tax credits, and federal and state grants to construct mixed income worker-based and senior based affordable housing projects.

As part of the MIRA strategy we will dedicate efforts to attracting affordable housing developers by substantially leveraging trust fund dollars with developer based federal and state grants and tax credit programs.

Strategies

Note: Additional research will need be completed to create realistic income-based affordable housing unit goals and strategies to reach the goals. 500 units by the year 2034 is an aggressive goal, subject to determination of need, program parameters and long-term level of incentivization.

Note: Projections will need to be created, geared toward affordability unit creation goals, terms of incentivization commitment, and the TIF revenue stream. For example, providing a 10% down payment performance-based assistance grant on a \$300,000 infill home or condominium purchase, would equate to \$30,000 plus third-party admin costs. With an annual MIRA budget commitment of approximately \$210,000 towards affordable housing, approximately 7 home/condo purchases could be assisted on an average given year, amounting to potentially assisting 70 affordable home purchases over a ten-year period. Some homes would be sold, and a portion returned to the Trust Fund. If a 5.0% down payment assistance program were provided 140 home purchases could possibly be assisted. If incentivizing developers and redevelopers of rental housing, the goal would be to incentive the profitability gap, of the rental income stream differential created between the number of market units required to meet profitability goals, and the number of affordable housing units, the given amount of time of agreement, minus any profitability increased through density bonus being awarded. Also, it is possible to reduce the level of amenities and square foot of affordable units (development costs) as another way to blend profitability gap solutions. If incentivizing a tax credit developer, with discounted land sale, or land donation it might be possible, to incentivize a larger number of units as this would be a blended incentive approach.

Examples of possible approaches:

- Performance/Parcel Based TIF Grants to Affordable Housing Developers
- Land acquisition, assemblage, with RFP for resale, or donation of land for redevelopment.
- Down Payment Assistance (funding third party)
- Interest Rate Buy Downs (funding third party)
- Household capacity building
- Density Bonuses
- Partnerships with Nonprofit, Nonprofit and for-Profit Housing Developers/Public Housing Authority

Definitions

Affordable Housing

Pursuant to Section 163.360 Florida Statutes a CRA's plan for affordable housing has to be in conformity to the County's Comprehensive Plan. In the definitions section at section 163.340(9), Florida Statutes, it discusses the "provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly.

The County's Comprehensive Plan for housing is found in Chapter 5, and under Objective 1, it defines affordable housing as "a single-family owner occupied, or multi-family owner occupied, or rental unit, that has a mortgage or rental payment, including utilities, not exceeding 30% of the gross income of households at or below 120% of the Area Median Income (AMI), as adjusted for family size."

Cost-Burdened Household

According to the Shimberg Center for Housing Studies at the University of Florida, housing is usually considered to be affordable if it costs no more than 30% of the monthly household income. A household is considered cost burdened if they pay more than that, and severely cost-burdened if they pay more than 50% of their income.

Area Median Income (AMI):

The point at which half the households in an area make less and half make more. The median annual income figures are adjusted for family (or household) size and calculated annually by the U.S. Department of Housing and Urban Development (HUD) for every regional area in the country. Regional areas are further divided into Metropolitan Statistical Service Areas.

Redevelopment Plan Trust Fund Spending Policy

Note: A Spending Policy will need to be clearly analyzed, defined and structured. Future budget analysis and formulation examples will need to be completed on this item, to examine how in practicality the percentages can be maintained over time. Infrastructure projects are often in the millions of dollars, far exceeding MIRA's annual budget. Levels of a projects spending, typically move in stages culminating in a much larger project construction expenditure, ranging from conceptual stage, to feasibility, due diligence, permitting, engineering or construction often through a period of several years, subject to hindrances or barriers, and changes in cost, and plus or minus changes in revenue streams, grants, etc.

Redevelopment Plan Element Budget Allocations

Note: See existing projects and programs list. Additional projects will need to be identified and then all projects prioritized

Affordable Housing Element Budget

The Affordable Housing Element shall require that 20% (TBD) or more of the annual trust fund revenue stream derived from the tax increment shall be utilized and or reserved for Affordable Housing purposes, as defined below. The allocated budget amount may be reserved for Affordable Housing Programs and Projects, subject to unforeseen project critical circumstances that are documented and prevail. Grants obtained and leveraged for specific affordable housing purposes may be included towards the annual spending allocation.

Affordable Housing Definition

Expenditures necessary to incentivize, create, manage, service or provide for the availability of Affordable Housing to qualified individuals as affordable housing is defined in the Brevard County Comprehensive Plan.

Infrastructure Element Budget

The Infrastructure Budget Element shall require that 37% (TBD) or more of the annual trust fund revenue stream derived from the tax increment to be allocated, utilized and or reserved for Infrastructure purposes, as defined below. The allocated budget amount may be reserved for infrastructure projects, subject to unforeseen project critical circumstances creating delays that are documented and clearly prevail. Grants obtained and leveraged for specific infrastructure purposes may be included towards the infrastructure annual spending allocation.

Infrastructure Definition

Expenditures necessary to create, manage, service or maintain publicly-owned physical infrastructure necessary to support economic development and redevelopment projects, including, but not limited to: constructing and/or improving local roads and streets, access roads, bridges, sidewalks; skywalks, parking areas/lots, curbs, waste disposal and waste management systems; potable water systems, recycled water systems, sewer line extensions, sewage treatment facilities, storm water systems and facilities, trail ways, sidewalks, river walks, boardwalks, viewing areas, lighting, traffic controls, water distribution and purification facilities, improvements related to rail, air waterfront, waterway, barge canal, or port related improvements; gas and electric utility infrastructure; parking, transit and waste management

related capital facilities; multi modal transportation systems, and facilities, water navigation channels, lagoon preservation strategies, improvement of water quality, development and improvement of publicly owned industrial, residential, and commercial sites, or other public capital improvements that are an essential precondition to a business retention, development, redevelopment or expansion, including creation or rebuilding of any (tangible and/or intangible) asset(s) of public interest or benefit designed and operated for the purpose of delivering (directly or indirectly) public services, including physical facilities and systems, including but not limited to necessary land acquisition, demolition, environmental remediation, land dispossession, and any associated due diligence and or due diligence studies necessary to accomplish same. Signage, and Landscaping expenses, are excluded in this definition, unless they are either, funded and maintained by non-trust fund grants and donations; or are required to be incorporated into a project by the public owner; or are approved and accepted by the project owner.

Open Space, Waterfront, Parks and Recreation Element Budget

The Open Space, Waterfront, Parks and Recreation Element shall require that 15% (TBD) or more of the annual trust fund revenue stream derived from the tax increment shall be utilized and or reserved for Open Space, Waterfront, Parks and Recreation purposes, as defined below. The allocated budget amount may be reserved for Open Space, Waterfront, Parks and Recreation projects, for up to thirty-six months, subject to unforeseen project critical circumstances that are documented and prevail. Grants obtained and leveraged for specific Open Space, Waterfront, Parks and Recreation purposes shall be included towards the annual spending allocations.

Open Space, Waterfront, Parks and Recreation Definition

Expenditures necessary to create, manage, service or maintain publicly-owned Open Space, Waterfront, Parks, and Recreation, to support economic development, tourism development and redevelopment projects, including, but not limited to: Expenditures necessary to create, manage, service or maintain Open Space, Waterfront, Parks and Recreation Lands, Facilities, Equipment and Improvements, available for use by the General Public, whether publicly owned, owned by the School District, or owned by state registered nonprofit organizations, including structures, utility infrastructure, channels, waterways, lakes, ponds, streams, or submerged lands used for public parks, land-conservation, historical preservation, and or tourism, leisure and recreation. This includes lands, waters, and upland facilities utilized for waterfront access, and/or waterfront use. Projects in this element, are for properties that are publicly controlled, or available for use by the general public, whether through lease, easement, licensing, or other agreements for utilization. Projects in the Open Space, Waterfront, Parks and Recreation Element include land acquisition demolition, environmental remediation and land dispossession. This includes the construction of facilities, and improvements necessary to facilitate the development and use of the lands, such as pathways, roads, trail ways, boardwalks, and ballparks—including, but not limited to—improvements for drainage, parking, roadways, walkways, skyways,

pedestrian bridges, bicycle paths, and transit improvements that enhance public access, lighting, landscaping, utilities, streets, and land acquisition. Signage, and Landscaping expenses, for this element are included in this definition, to the extent they are approved by the public owner;

Spending Policy:

Apart from the Florida Statutory CRA TIF Fund Reduction (currently 5%), the MIRA Spending Policy shall annually target spending in three prime spending categories as follows:

37% for Infrastructure Expenses;

15% for Parks Recreation and Open Space;

20% for Affordable Housing Expenses; and

with the remainder for Operating Expenditures.

In any given year the MIRA Board may elect to modify these categorical spending policy percentage rates interchangeably when there is a project need or other compelling opportunity within another of the approved spending policy categories.

In any case, the Spending Policy in practice shall require that the percentage goal of each spending category, should be met, on the basis of a rolling average formula to be created. The rolling average period may have to be several years, to make up for annual percentage goals, where in previous years funds were siloed for a large multi-million-dollar infrastructure project.

A report on the Spending Policy Goals, shall be included in the Agency Annual Report.

Source: Florida Statute 163.350 Workable program

Any county or municipality for the purposes of this part may formulate for the county or municipality a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slums and urban blight, to encourage needed community rehabilitation, to provide for the redevelopment of slum and blighted areas, to provide housing affordable to residents of low or moderate income, including the elderly, or to undertake such of the aforesaid activities or other feasible county or municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include provision for the prevention of the spread of blight into areas of the county or municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of slum and blighted areas or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements, encouraging voluntary rehabilitation, and compelling the repair and rehabilitation of deteriorated or deteriorating structures; the development of affordable housing; the implementation of community policing innovations; and the clearance and redevelopment of slum and blighted areas or portions thereof.

- (7) "Slum area" means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:
 - (a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
 - (b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
 - (c) The existence of conditions that endanger life or property by fire or other causes.
 - (8) "Blighted area" means an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:
 - (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
 - (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
 - (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
 - (d) Unsanitary or unsafe conditions.
 - (e) Deterioration of site or other improvements.
 - (f) Inadequate and outdated building density patterns.
 - (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
 - (h) Tax or special assessment delinquency exceeding the fair value of the land.
 - (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
 - (j) Incidence of crime in the area higher than in the remainder of the county or municipality.
 - (k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.
 - (l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.
 - (m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
 - (n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
 - (o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.
- However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (o) is present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement with the agency or by resolution, that the area is blighted. Such agreement or resolution must be limited to a determination that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

MIRA Sample Budget Allocations - DRAFT

New Funding Distribution	Percent Distribution	MIRA Budget*
5% Statutory Reduction	5.00%	\$69,275
Administrative/Operating Expenses	23.42%	\$324,486
Infrastructure	36.58%	\$636,386
Parks and Rec	15.00%	\$207,826
Affordable Housing	20.00%	\$277,101
Total	100.00%	\$1,385,506

*Sample distribution based on 2022 TIF

New Funding Distribution	Percent Distribution	MIRA Budget*
5% Statutory Reduction	5.00%	\$69,275
Administrative/Operating Expenses	23.42%	\$324,486
Infrastructure	41.58%	\$636,386
Parks and Rec	15.00%	\$207,826
Affordable Housing	15.00%	\$207,826
Total	100.00%	\$1,385,506

New Funding Distribution	Percent Distribution	MIRA Budget*
5% Statutory Reduction	5.00%	\$69,275
Administrative/Operating Expenses	23.42%	\$324,486
Infrastructure	46.58%	\$636,386
Parks and Rec	10.00%	\$138,551
Affordable Housing	15.00%	\$207,826
Total	100.00%	\$1,385,506

MIRA Projects

DRAFT ONLY

Item Description	Project Category	Funding Category	Plan Reference	MIRA Sub-Area
North Courtenay Safety Enhancements	Broad Objective	Infrastructure	2-15	SR3 Sub-Area
Widening of Fortenberry Road, Plumosa Avenue	Broad Objective	Infrastructure	2-15	SR520 Commercial Core Sub-Area
Public Parking	Broad Objective	Infrastructure	2-15	Not Specified
Pedestrian and Bicycle Facilities	Broad Objective	Infrastructure	2-15	Not Specified
Stormwater Management	Broad Objective	Infrastructure	2-16	Not Specified
Griffis Landing	Broad Objective	Infrastructure	2-16	SR520 Commercial Core Sub-Area
Signage Plan	Recommended Projects	Removed	2-16	Not Specified
Commercial Facade-Grants Program	Program	Removed	2-16	Not Specified
Establish the administrative and financial mechanisms necessary to achieve the goals and objectives of the Merritt Island Redevelopment Plan Amendment.				
Goal		N/A	2-17	N/A
Prepare and adopt the Redevelopment Plan Amendment for the Redevelopment Area outlining specific goals, objectives, and projects to be implemented in accordance with the Future Land Use Element of the Comprehensive Plan.				
Objective		Other	2-17	Not Specified
Enable the Redevelopment Agency to oversee the planning process and to develop the appropriate funding mechanisms necessary to implement the Plan. The requirements for membership to the Agency are defined in Chapter 163, Part III, Florida Statutes. However, subcommittees may be established to ensure representation from all affected parties in the area.				
Objective		Other	2-17	Not Specified
Promote effective communication and a cohesive, cooperative spirit among the various public and private leaders in the County.				
Objective		Other	2-17	Not Specified
Use the talents of existing civic and County organizations and committees to initiate desirable review and special events activities.				
Objective		Other	2-17	Not Specified
Develop and implement sound marketing and promotion strategies.				
Objective		Economic Development	2-17	Not Specified
Provide public information services concerning all aspects of the Redevelopment Program, such as radio and newspaper reports or neighborhood meetings.				
Objective		Other	2-17	Not Specified
Establish the administrative and financial mechanisms necessary to achieve the goals and objectives of the Merritt Island Redevelopment Plan Amendment.				
Goal		N/A	2-17	N/A
Eliminate dilapidated and unsafe structures through the application of the County's Code Enforcement Program and provide for relocation assistance for displaced residents and businesses when necessary.				
Objective		Infrastructure	2-17	Not Specified
Encourage the upgrading of existing substandard structures through the enforcement of the County's housing and building codes as well as through financial incentives.				
Objective		Infrastructure	2-17	Not Specified
Eliminate unsanitary and unsightly outside storage conditions through the enforcement of the County's zoning codes and creation of new land development regulations.				
Objective		Infrastructure	2-17	Not Specified
Encourage the consolidation of small parcels of land into parcels of adequate size to encourage new construction and stable growth.				
Objective		Economic Development	2-17	Not Specified
Prevent the future occurrence of slum and blight.				
Goal		N/A	2-17	N/A
Coordinate with the community, County Planning and Zoning Staff and the Local Planning Agency to upgrade the zoning and development controls within the Redevelopment Area to develop a high degree of design and performance standards for mixed-use development.				
Objective		Economic Development	2-17	Not Specified
Cooperate with County Economic Development organizations to draft an economic development strategy for the Redevelopment Area that will insure future stability and consistency with other County economic goals and objectives.				
Objective		Economic Development	2-17	Not Specified
Create programs for development, financial, or other economic incentives in order to facilitate new investment opportunities.				
Objective		Economic Development	2-17	Not Specified

MIRA Projects

DRAFT ONLY				
Item Description	Project Category	Funding Category	Plan Reference	MIRA Sub-Area
Establish an identifiable character and an economic vitality for the Redevelopment Area.	Goal	N/A	2-18	N/A
Establish a partnership between the public sector and private sector including interested property owners within the Redevelopment Area for the purpose of understanding the mutual benefits of proposed redevelopment projects.	Objective	Economic Development	2-18	Not Specified
Identify potential projects within the Redevelopment Area for both the public and private sectors and work toward their implementation.	Objective	Economic Development	2-18	Not Specified
Utilize selected public actions to stimulate and encourage private investment in redevelopment and rehabilitation activities.	Objective	Other	2-18	Not Specified
Create investment opportunities which will increase the tax base in the Redevelopment Area thereby assisting the Agency in financing public actions to support redevelopment.	Objective	Economic Development	2-18	Not Specified
Improve the tax base by providing appropriate incentives to encourage the location or expansion of development and business in the Redevelopment Area.	Objective	Economic Development	2-18	Not Specified
Improve the investment image of the Redevelopment Area	Objective	Economic Development	2-18	Not Specified
Encourage a diversified economic base with labor intensive employment	Objective	Economic Development	2-18	Not Specified
Initiate Public Improvement Projects which will attract and stimulate private investment, thereby improving the economic health of the area land use.	Objective	Economic Development	2-18	Not Specified
Establish a land use pattern that reflects the Redevelopment Area as a total community of diversified interests and activities, and promote compatibility and harmonious land-use relationships.	Goal	N/A	2-18	N/A
Promote and locate strategic land use activities of regional importance within the Redevelopment Area consistent with the Future Land Use Element of the Comprehensive Plan.	Objective	Other	2-18	Not Specified
Promote partnerships between the public and private sectors, including interested property owners for the purpose of property assemblage, financing, and the construction of projects recommended in this Plan, as well as others deemed to have a public purpose.	Objective	Economic Development	2-18	Not Specified
Encourage a diversity of residential, retail, and professional service developments throughout the Redevelopment Area, at high intensities, consistent with road and public facility levels of service appropriate for an urban core sector as defined in the County Comprehensive Plan.	Objective	Economic Development	2-18	Not Specified
Provide for incentives and/or bonuses for developer proposals exhibiting desirable site development techniques and providing desired amenities	Objective	Infrastructure	2-18	Not Specified
Work with the Planning and Zoning Staff in the development of performance standards to be used within the Redevelopment Area which will provide incentives and/or bonuses for developer proposals which provide for creative design and amenities.	Objective	Infrastructure	2-18	Not Specified
Encourage innovation in land planning and site development techniques.	Objective	Other	2-18	Not Specified
Achieve the on-site mixing of residential and commercial uses in appropriate locations.	Objective	Other	2-18	Not Specified
Provide appropriate levels of public services to handle increased activity and higher densities consistent with the Future Land Use and Capital Improvements Elements of the Comprehensive Plan.	Objective	Infrastructure	2-18	N/A
Create a safe efficient traffic circulation system which provides sufficient access between activity centers within the study area and the balance of the community.	Goal	N/A	2-19	N/A
Study the feasibility of creating new traffic corridors north and south of SR 520 consistent with the Traffic Circulation Element of the Comprehensive Plan in order to provide convenient access to properties and businesses, thus reducing the need for local trips on SR 520.	Objective	Infrastructure	2-19	Not Specified
Encourage the provision of increased parking in convenient locations to accommodate new development.	Objective	Infrastructure	2-19	Not Specified
Provide adequate loading and unloading space for goods with minimum disruption of through traffic.	Objective	Infrastructure	2-19	Not Specified

MIRA Projects

DRAFT ONLY				
Item Description	Project Category	Funding Category	Plan Reference	MIRA Sub-Area
Provide a safe, appealing and efficient pedestrian and bike path system linking all major activity centers, parking facilities, and residential areas.	Objective	Parks and Rec	2-19	Not Specified
Work with the Florida Department of Transportation, Planning Staff and Property Owners to ensure consistency with the Traffic Circulation Element regarding access along SR 520.	Objective	Infrastructure	2-19	Not Specified
Identify means of reducing access points along SR 520 through funding frontage roads, joint access, and mutual participation.	Objective	Infrastructure	2-19	Not Specified
Create an identifiable character for the SR 520 corridor and surrounding area which will reflect a pleasant, appealing, working, residential and shopping atmosphere within the Redevelopment Area.	Goal	N/A	2-19	N/A
Provide incentives to encourage the rehabilitation and modernization of those buildings which are structurally sound, but are in a deteriorating condition.	Objective	Infrastructure	2-19	Not Specified
Provide a landscaping , streetscaping, and lighting plan in conjunction with the SR 520 widening which will help to create an identifiable human scale character for the SR 520 corridor.	Objective	Infrastructure	2-19	Not Specified
Require the placement of utility lines underground where it is feasible to improve visual qualities.	Objective	Infrastructure	2-19	Not Specified
Develop sign regulations, in coordination with the Planning and Zoning Staff, which will control the size, type, location, and amount of signage for the purpose of minimizing visual clutter, enhancing community character and maximizing the flow of clear information to the motoring public.	Objective	Other	2-19	Not Specified
Encourage pedestrian and bicycle pathways through the district, appropriately designed and separated from auto circulation paths for safety purposes. These should be used as positive tools to improve the area's environment through their use of landscaping and visual treatments.	Objective	Parks and Rec	2-19	Not Specified
Develop design guidelines for street lighting and traffic signalization which will be applied throughout the SR 520 corridor.	Objective		2-19	Not Specified
Provide necessary public facilities at acceptable levels of service to accommodate the new development proposed within the Redevelopment Area, consistent with the Policies of the Capital Improvements Element of the Comprehensive Plan.		Infrastructure	2-20	
Coordinate with or assist the Brevard County Office of Natural Resources Management to develop an overall Stormwater Management Plan for the Redevelopment Area consistent with the County's Master Plan.	Objective	Infrastructure		Not Specified
Work with Brevard County's Traffic Engineering Department to ensure that all roads, intersections, directional signs, and signalization within the area promotes the highest level of service possible within the Redevelopment Area.	Objective	Infrastructure	2-20	Not Specified
Encourage the Brevard County Utilities Department and/or the City of Cocoa Utilities Department to provide a wastewater re-use system for landscape irrigation throughout the Redevelopment Area. <i>Noted as not cost feasible.</i>	Objective	Infrastructure	2-20	Not Specified
Encourage the acquisition, demolition, and re-use of those properties which, because of their location, condition, or value no longer function at their highest potential economic use.		Infrastructure	2-20	
Identify and cooperate with those property owners within areas designated for potential redevelopment projects to assess their willingness to participate in those projects.	Objective	Infrastructure	2-20	Not Specified
Encourage partnerships among the property owners, the private sector, and the public sector in order to implement proposed redevelopment projects which will achieve public goals	Objective	Infrastructure	2-20	Not Specified
Facilitate redevelopment transitions by developing appropriate relocation plans sensitive to the needs of those whose properties will undergo re-use activities.	Objective	Infrastructure	2-20	Not Specified
Minimize the impacts of increased traffic circulation and increased densities and activity levels on residential areas.	Objective	Infrastructure	2-20	Not Specified
Create incentives to encourage private participation in redevelopment programs.	Objective	Infrastructure	2-20	Not Specified

MIRA Projects

DRAFT ONLY			
Item Description	Project Category	Funding Category	Plan Reference
Implement a pilot property clean-up and code enforcement project to remove abandoned vehicles and to clean up shoreline conditions in the eastern industrial open storage area north of SR 528 along North Banana River Drive. This area represents the most significant blighting influence and potential environmental concern for this subarea. Work with Brevard County, Port Canaveral, and FDOT on this project to improve access to the old Tingley Marina property and consider it for public acquisition and future development to provide the public with a water access park and water taxi to the Port. <i>Note: Partially complete</i> Initiate a small area master concept plan for this area which should include the Canaveral Port Authority's vacant land fronting on the Barge Canal that can be developed as a park at the base of the SR 528 Causeway Bridge with water related activities similar to Waterfront Park on SR 520. Consider Brownfield designation for this sub-area as well as Foreign Trade Zone to provide economic incentives and to draw new employment and new industries.	Recommended Projects	Infrastructure	3-9
	Recommended Projects	Parks and Rec	3-9
	Recommended Projects	Parks and Rec	3-9
	Recommended Projects	Parks and Rec	3-9
	Recommended Projects	Other	3-9
	Recommended Projects	Parks and Rec	3-9
	Recommended Projects	Removed	4-8
	Recommended Projects	Infrastructure	4-8
	Recommended Projects	Infrastructure	4-8
	Recommended Projects	Parks and Rec	4-8
Work with the State of Florida and the Canaveral Port Authority to develop opportunities for ecotourism to include hiking trails and kayak launches on the state-owned property west of the Harbortown Marina and the Port Authority's land west of SR 3. <i>Continue the successful Facade Improvement program to include landscaping and improved signage.</i> Replace the existing Carlton Grove fence on the west side of SR 3 with a uniform decorative wall. Add upgraded street lighting along the north half of the corridor. Initiate a pre-engineering study to assess cross section options to accommodate bike paths and additional landscaping along SR 3.	Recommended Projects	Parks and Rec	3-9
	Recommended Projects	Removed	4-8
	Recommended Projects	Infrastructure	4-8
	Recommended Projects	Infrastructure	4-8
	Recommended Projects	Parks and Rec	4-8
	Recommended Projects	Infrastructure	4-8
	Recommended Projects	Infrastructure	4-8
	Recommended Projects	Infrastructure	4-8
	Recommended Projects	Infrastructure	4-8
	Recommended Projects	Infrastructure	4-8
Construct sidewalk/bike path on the west side of SR 3 north of Spruce Avenue to SR 528. Pursue FDOT Corridor Study designation with Brevard County to secure funding for aesthetic and functional improvements, including intersections and bus stops. Widen Cone Road, pipe ditch, and provide sidewalks and landscaping. Rezone residential properties to commercial or industrial. Provide for waterfront park and waterfront access. Initiate preliminary engineering for stormwater management plan. Initiate preliminary engineering for sanitary sewer extension. Investigate Brownfield designation. Work with the Titusville-Cocoa Airport Authority to coordinate administrative development goals in and around the Merritt Island Airport. Replace deteriorating wood fences on the north side of Cone Road and the west side of Plumosa Street with a more permanent decorative wall. Waterway Park/Griffis Landing Improvements – MIRA, along with Brevard County, must utilize the recently obtained DEP permits for the Waterway Park improvements to include an expansion bridge from Waterway Park to Griffis Landing and to implement the Griffis Landing Development Plan. Merritt Park Place – identify those properties which can be acquired to improve the public parking opportunities for this growing commercial area.	Recommended Projects	Infrastructure	4-8
	Recommended Projects	Infrastructure	4-8
	Recommended Projects	Infrastructure	4-8
	Recommended Projects	Economic Development	5-8
	Recommended Projects	Parks and Rec	5-8
	Recommended Projects	Infrastructure	5-8
	Recommended Projects	Infrastructure	5-8
	Recommended Projects	Infrastructure	5-8
	Recommended Projects	Infrastructure	5-8
	Recommended Projects	Infrastructure	5-8
Waterway Park/Griffis Landing Improvements – MIRA, along with Brevard County, must utilize the recently obtained DEP permits for the Waterway Park improvements to include an expansion bridge from Waterway Park to Griffis Landing and to implement the Griffis Landing Development Plan. Merritt Park Place – identify those properties which can be acquired to improve the public parking opportunities for this growing commercial area.	Recommended Projects	Other	5-8
	Recommended Projects	Infrastructure	5-8
	Recommended Projects	Infrastructure	6-12
	Recommended Projects	Infrastructure	6-12

MIRA Projects

DRAFT ONLY				
Item Description	Project Category	Funding Category	Plan Reference	MIRA Sub-Area
Merritt Island Gateway Signage—Design and construct attractive gateway signage and landscaped areas at both the east and west access points to this portion of Merritt Island along SR 520. (Note: This project is underway.)	Recommended Projects	Removed	6-12	SR520 Commercial Core Sub-Area
Small Area Planning Studies a. Magnolia Avenue/South Tropical Trail — Develop a small area future development plan in conjunction with the Merritt Island Baptist Church and surrounding property owners to identify those redevelopment opportunities that have been created as a result of the newly installed water and sewer lines, as well as drainage improvements. b. Merritt Square Mall — Initiate a small area planning study that will access the opportunities to upgrade and modernize the aging Merritt Square Mall. This study should include the possibility of realigning or creating new streets, creating more flexible development regulations, consider an outside oriented pedestrian mall concept. The new regional storm water park should be utilized to its maximum potential to help maximize land availability and offset redevelopment costs for this project. As the economic center of Merritt Island, it is vitally important for the Merritt Square Mall and surrounding area to be economically successful in today's market place.	Recommended Projects	Infrastructure	6-12	SR520 Commercial Core Sub-Area
Fortenberry Road and Plumosa Avenue Intersection Storm Water Improvements — This project will result in the construction of a much needed storm water conveyance system to be directed to the new regional storm water treatment pond and will correct an historic flooding condition in this area. This project has been designed and permitted through a partnership between MIRA and Brevard County and construction has begun.	Recommended Projects	Infrastructure	6-14	SR520 Commercial Core Sub-Area
Fortenberry Regional Stormwater Pond — The Merritt Island Redevelopment Agency purchased the 54 acre Pulte property, in cooperation with Brevard County, for the purposes of creating a regional storm water pond and for the expansion of Veterans Memorial Park. Currently, the County is constructing 50 percent of the storm water pond and is anticipating completing the remaining 50 percent in the next two years. Upon completion, the storm water pond will be capable of treating 165 acres of previously untreated area. The County is considering a storm water credit ordinance to permit redevelopment projects to purchase storm water credits for offsetting their portion of the storm water that will be sent to the new treatment pond, thereby allowing redevelopment projects to develop more economically and environmentally sound.	Recommended Projects	Infrastructure	6-14	SR520 Commercial Core Sub-Area
SR 520 Landscape and Streetscape Improvements — In cooperation with Brevard County and FDOT, the Merritt Island Redevelopment Agency is in the first of three phases of its improvements program to enhance State Road 520. The MIRA is streetscaping that segment between SR 3 and Newfound Harbor to include median landscape and streetscape improvements, irrigation, and other related improvements. Phase 2 will provide the same improvements from the Hubert Humphrey Bridge to SR 3, including enhancements such as new mast arms and intersection walkways as well as street corner enhancements. Phase 3 improvements will be accomplished in most part by FDOT when it resurfaces SR 520 and changes out the mast arms of those intersections on SR 520. Note: This is complete	Recommended Projects	Infrastructure	6-14	SR520 Commercial Core Sub-Area
It is anticipated that MIRA will partner with FDOT to provide intersection improvements consisting of brick paver walkways and street corner improvements from SR 3 to the Banana River.	Recommended Projects	Infrastructure	6-15	SR520 Commercial Core Sub-Area
Merritt Island Commercial Core Area Sub-Basin Storm Water Improvements — Initiate a preengineering and design study for each of the three remaining sub-basins which lack stormwater treatment and include these in the Agency's Capital Improvements Program.	Recommended Projects	Infrastructure	6-15	SR520 Commercial Core Sub-Area

MIRA Projects

Item Description	DRAFT ONLY		
	Project Category	Funding Category	Plan Reference
Veteran's Memorial Park Expansion – A master plan for the park is underway and should be completed by Brevard County Parks and Recreation within the next 12 months. MIRA, in conjunction with Brevard County, will facilitate construction of the improvements.	Recommended Projects	Parks and Rec	6-15
Kiwanis Park Eco-Tourism Improvements – In partnership with Brevard County Parks and Recreation, consider ways to enhance Kiwanis Island to meet the growing needs for eco-tourism and at the same time, develop a strategy for capitalizing on this unique waterfront location and the surrounding natural resources of Kiwanis Park.	Recommended Projects	Parks and Rec	6-15

SR520 Commercial Core Sub-Area

SR520 Commercial Core Sub-Area

Funding Category	No. of Projects	Percentage
Economic Dev/Other	27	35%
Infrastructure	41	53%
Parks and Rec	9	12%
Total Projects	77	100%

Note: These project distributions are based on the number of projects that are outstanding in the current MIRA Plan.