

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	SR520 Commercial Core Sub-Area
Commercial Façade 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

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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

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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

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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.	Recommended Projects	Infrastructure	3-9	Barge Canal Sub-Area
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>	Recommended Projects	Parks and Rec	3-9	Barge Canal Sub-Area
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.	Recommended Projects	Parks and Rec	3-9	Barge Canal Sub-Area
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	Other	3-9	Barge Canal Sub-Area
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.	Recommended Projects	Parks and Rec	3-9	Barge Canal Sub-Area
Continue the successful Facade Improvement program to include landscaping and improved signage	Recommended Projects	Removed	4-8	SR3 Sub-Area
Replace the existing Carlton Grove fence on the west side of SR 3 with a uniform decorative wall.	Recommended Projects	Infrastructure	4-8	SR3 Sub-Area
Add upgraded street lighting along the north half of the corridor.	Recommended Projects	Infrastructure	4-8	SR3 Sub-Area
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	4-8	SR3 Sub-Area
Construct sidewalk/bike path on the west side of SR 3 north of Spruce Avenue to SR 528.	Recommended Projects	Infrastructure	4-8	SR3 Sub-Area
Pursue FDOT Corridor Study designation with Brevard County to secure funding for aesthetic and functional improvements, including intersections and bus stops.	Recommended Projects	Infrastructure	4-8	SR3 Sub-Area
Widen Cone Road, pipe ditch, and provide sidewalks and landscaping.	Recommended Projects	Infrastructure	5-8	Cone Road Sub-Area
Rezone residential properties to commercial or industrial.	Recommended Projects	Economic Development	5-8	Cone Road Sub-Area
Provide for waterfront park and waterfront access.	Recommended Projects	Parks and Rec	5-8	Cone Road Sub-Area
Initiate preliminary engineering for stormwater management plan.	Recommended Projects	Infrastructure	5-8	Cone Road Sub-Area
Initiate preliminary engineering for sanitary sewer extension.	Recommended Projects	Infrastructure	5-8	Cone Road Sub-Area
Investigate Brownfield designation.	Recommended Projects	Infrastructure	5-8	Cone Road Sub-Area
Work with the Titusville-Cocoa Airport Authority to coordinate administrative development goals in and around the Merritt Island Airport.	Recommended Projects	Other	5-8	Cone Road Sub-Area
Replace deteriorating wood fences on the north side of Cone Road and the west side of Plumosa Street with a more permanent decorative wall.	Recommended Projects	Infrastructure	5-8	Cone Road Sub-Area
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.	Recommended Projects	Infrastructure	6-12	SR520 Commercial Core Sub-Area
Merritt Park Place – Identify those properties which can be acquired to improve the public parking opportunities for this growing commercial area.	Recommended Projects	Infrastructure	6-12	SR520 Commercial Core Sub-Area

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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. <i>Note: This is complete</i> 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	6-14	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

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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	SR520 Commercial Core Sub-Area
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

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.*