



## INTEROFFICE MEMORANDUM

**DATE:** February 24, 2023

**TO:** Jeffrey Ball, Planning & Zoning Manager  
Jennifer Jones, Special Projects Coordinator

**FROM:** Larry Lallo, Executive Director on behalf of the  
Merritt Island Redevelopment Agency Board of Directors

**RE:** **Applicant Name: Crane View LLC**  
**February 23, 2023 Merritt Island Redevelopment Agency Board Review of Zoning**  
**Application Number 22Z00071**

Pursuant to Section 62-2114 of Brevard County Code, “When an application is made to the planning and zoning board for a change in zoning or approval of a conditional use permit, or to the board of adjustment for a variance, for property located in the Merritt Island redevelopment area, the application shall be forwarded to the Merritt Island redevelopment agency prior to the applicable public hearing before the planning and zoning board or the board of adjustment.”

On February 23, 2023 at their regular meeting, the Merritt Island Redevelopment Agency Board of Directors reviewed the above referenced Zoning Application and voted unanimously to recommend approval of the change in the Future Land Use designation from RES 15 and NC to RES 30 DIR and a zoning change from RU-2-15 to RU-2-30 subject to the following conditions:

1. Placement of a new BDP Agreement on the site limiting the development to three (3) stories and a maximum number of 90 residential dwelling units equating to a not-to-exceed density of 23 units per acre.
2. A maximum building height of thirty-five feet (35’).
3. MIRA Board review of a preliminary and final site plan.