



MERRITT ISLAND REDEVELOPMENT AGENCY

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INTER-OFFICE MEMORANDUM

DATE: December 12, 2025

TO: Billy Prasad, Planning & Development Director
Trina Gilliam, Planning & Zoning Manager
Paul Body, Senior Planner
Jacqueline Gonzalez, Planner III
George Ritchie, Planner III
Alice Randall, Operations Support Specialist

FROM: Lisa Nicholas, Community Development Manager, on behalf of the
Merritt Island Redevelopment Agency Board of Directors

RE: **MIRA Board of Directors Rezoning Review – Application #25Z00054**
Request to rezone property (Parcel ID 2412106) located behind medical complex
(formerly owned by Steward Health) with frontage on SR 3 and Pioneer Road from AU
to RU-2-15 and RU-2-30

As set forth in Sec. 62-2114 of the Brevard County Code, when an application is made to the Planning and Zoning Board for a change in zoning that pertains to property located in the Merritt Island Redevelopment Area, the application shall be forwarded to the Merritt Island Redevelopment Agency for review prior to the applicable public hearing before the Planning and Zoning Board.

At its regular meeting on December 11, 2025, the MIRA Board of Directors reviewed the proposed rezoning application, #25Z00054. This proposal would rezone +/- 3.66 acres of a +/- 11-acre property from AU to RU-2-30, and would also rezone +/- 7.58 acres of said +/- 11-acre parcel from AU to RU-2-15. The project would provide for a medium- to high-density multi-family project featuring approximately 220 Class A, luxury apartments. The parcel has frontage on both Courtenay Parkway and Pioneer Road.

Numerous residents spoke in opposition to the project, primarily because of concerns surrounding increased traffic on Pioneer Road and Courtenay Parkway, along with the excess intensity of vehicular traffic proximate to Lewis Carroll Elementary School. Other concerns expressed included stormwater management and flooding, and a potential decrease in the amount of mature vegetation and trees on the property. After discussion, **the Board voted unanimously (7-0) to recommend denial** of the rezoning from AU to RU-2-15 and RU-2-30, stating that it would add too much density in this area at this time and that additional information would be needed to ensure an informed decision.