



MERRITT ISLAND REDEVELOPMENT AGENCY

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INTER-OFFICE MEMORANDUM

DATE: April 25, 2025

TO: Billy Prasad, Planning & Development Director
Trina Gilliam, Interim Planning & Zoning Manager
Paul Body, Planner I
Jacqueline Gonzalez, Planner II
George Ritchie, Planner III

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

RE: **MIRA Board of Directors Rezoning Review**
Cone/Court Executive Storage – Application #25Z00001
South Courtenay Parkway (Address Unassigned)
Request to Rezone the Property from BU-1A to BU-2

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 April 24, 2025, the MIRA Board of Directors reviewed the proposed rezoning application, #25Z00001, which would rezone the subject property from BU-1A to BU-2 for the purpose of constructing an indoor RV and boat storage facility. This request was previously approved by the MIRA Board of Directors in July 2023, but a change in the property's ownership, coupled with a binding development plan (BDP) that was not recorded timely, required the new owners to resubmit the request for rezoning.

The MIRA Board is supportive of this rezoning, provided that the conditions in the new BDP, which includes language to ensure indoor storage only, as well as construction of an 8-foot solid buffer wall along the south edge of the property, are implemented. Upon review of the application and supporting documentation, the Board voted unanimously (5-0) to **recommend approval** of the rezoning from BU-1A to BU-2 for the construction of indoor RV and boat storage along with the new BDP.