



MERRITT ISLAND REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

DATE: February 19, 2025

TO: Trina Gilliam, Interim Planning & Zoning Manager
Desiree Jackson, Planner I
Kristen Champion, Special Projects Coordinator III

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

RE: **MIRA Board of Directors Rezoning & Small Scale Comprehensive Plan Amendment
Application #24Z00066 & #24SS00015
260 East Merritt Island Causeway, Merritt Island
Request to Rezone the Property from BU-1 / BU-2 to 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 January 23, 2025, the MIRA Board of Directors reviewed the proposed application, #24Z00066, which would rezone the subject property from BU-1 / BU-2 to RU-2-30 for the purpose of converting a blighted hotel property on East Merritt Island Causeway to one- and two-bedroom rental units. Collectively, the MIRA Board is very supportive of this rezoning and all efforts that are required to ensure that it comes to fruition, including the Small Scale Comprehensive Plan Amendment (#24SS00015) that is required.

Upon review of the application, the Board voted unanimously to **recommend approval** of the rezoning from BU-1 / BU-2 to RU-2-30 for the redevelopment of the property at 260 East Merritt Island Causeway, which will result in 190 multi-family dwelling units.