



MERRITT ISLAND REDEVELOPMENT AGENCY

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INTER-OFFICE MEMORANDUM

DATE: August 29, 2025

TO: Billy Prasad, Planning & Development Director
Trina Gilliam, Planning & Zoning Manager
Paul Body, Senior Planner
Jacqueline Gonzalez, Planner II
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 – Variance Application Review**
237 Parnell Street – Application #25V00049

Sec. 62-2114 of the Brevard County Code states that *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.*

At its regular meeting on August 28, 2025, the MIRA Board of Directors reviewed the request for variance for the property located at 237 Parnell Street, Merritt Island (Merritt Park Place), Application #25V00049. If approved, the variance would allow for a reduction in the side lot width of 10 feet. For this property, current Code requires a 25-foot side lot width, and only 15 feet is available. The owners' intent is to construct a two-story, single-family home. If the variance is not granted, the property owner would not be able to proceed with construction.

The MIRA Board supports this application and **voted unanimously (5-0) to recommend approval** of the proposed variance, Application #25V00049.