



MERRITT ISLAND REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

DATE: December 13, 2024

TO: Jeffrey Ball, Planning & Zoning Manager
Desiree Jackson, Associate Planner
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 Review – Application #24Z00063**
375 East Merritt Avenue, Merritt Island
Request to Rezone the Property from RU-1-11 to BU-1-A

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 12, 2024, the MIRA Board of Directors reviewed the proposed application, which would rezone the property from RU-1-11 to BU-1-A for the purpose of converting a residential single-family home to a hair salon and spa. Although the surrounding properties are comprised primarily of parcels zoned BU-1-A, the Board expressed concern regarding:

- Location of adequate parking for a future business use;
- The property being subsequently improved and then resold for a more intense use, resulting in increased traffic and congestion on Merritt Avenue; and
- Insufficient information provided on the current proposed use.

The Board therefore voted to deny the rezoning and requested a presentation by the property owner detailing the current proposed use and the property owner's future intent for the parcel, along with a Binding Development Plan to address parking and potential transportation, traffic, and resulting congestion issues along Merritt Avenue.