



MERRITT ISLAND REDEVELOPMENT AGENCY

INTER-OFFICE MEMORANDUM

**DATE:** June 27, 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**  
**685 Azalea Avenue – Application #25V00027**

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 June 26, 2025, the MIRA Board of Directors reviewed the request for variance for the property located at 685 Azalea Avenue, application #25V00027. If approved, the variance would allow for a reduction in lot width of 14 feet. Current Code requires a 75-foot lot width within the BU-2 zoning designation. The owners' intent is to demolish the current structures and construct one new facility.

The MIRA Board supports this variance application and **voted unanimously (6-0) to recommend approval** of the proposed variance.