



MERRITT ISLAND REDEVELOPMENT AGENCY

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INTER-OFFICE MEMORANDUM

DATE: September 26, 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**
1700 Sea Ray Drive (Park N Cruise) – Application #25V00030

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 September 25, 2025, the MIRA Board of Directors reviewed Application #25V00030, a variance request for the property located at 1700 Sea Ray Drive, Park N Cruise, in North Merritt Island. Variances are requested for the following to allow:

- 60 feet over the current maximum height of twenty feet (80-foot height) for on-premises signage
- 78 square feet over the current maximum allowed total sign surface area for on-premises signage
- A pre-existing nonconforming sign to remain erected on same premises

The primary concern of the MIRA Board was that, if granted, this variance could establish a precedent that could result in numerous variance requests for taller signage along Merritt Island corridors, such as SR 3 and SR 520. It was also discussed that the intent of the applicant's request is for the sign to be visible from SR 528, which is subject to faster vehicular speeds and, by virtue, more similar to an interstate.

Although concern remained that granting this variance, as requested, could create a precedent, the MIRA Board ultimately supported the variance application by recommending the following stipulations:

- Installation of new signage **not to exceed 45 feet in height**
- **Allow for 40 square feet in area over the maximum currently permitted by Code** for sign surface area
- Installation of a new sign **without an L.E.D. signage board component**
- Allow the pre-existing nonconforming sign (billboard) to remain on premises

In addition, the Board collectively encouraged landscaping and beautification elements to be installed around any new signage.

The Board **voted unanimously (5-0) to recommend approval** of the proposed variance (Application #25V00030) as stipulated above.